

AGENDA: February 8, 2005

CATEGORY: New Business

DEPT.: Community Development

TITLE: Mayfield Mall Redevelopment Proposal—
EIR Alternatives and Review Process

RECOMMENDATION

That the City Council approve the following Environmental Planning Commission recommendations:

1. Direct staff and the consultants to study the following project and alternatives in the Environmental Impact Report (EIR) for the Mayfield Mall/Hewlett-Packard site:
 - a. Toll Brothers' proposed project (about 530 housing units in Mountain View);
 - b. Keeping the zoning as is (office and R&D);
 - c. Alternative 1 (Single-Family Focus—140 to 190 housing units in Mountain View);
 - d. Alternative 2 (Single-Family Transitioning to Multiple-Family—365 to 425 housing units in Mountain View);
 - e. An alternative that designates the entire site for open space; and
 - f. A comprehensive mixed-use alternative which has a significant neighborhood-serving commercial component (150,000 to 200,000 square feet) and residential uses with densities similar to Alternative 2.
2. Indicate no preference for park and street alignments at this time, and direct staff to work closely with the City of Palo Alto regarding these issues.
3. The City pay for the portion of the Draft EIR related to the open space and comprehensive mixed-use alternatives.
4. Approve an amended work program that allows for the review process to be "sequential" rather than "concurrent."
5. Direct that the EIR analyze the developer's proposed project in detail but only analyze the alternatives in detail in specific subject areas such as traffic.
6. Require a fiscal impact study as a part of the review process.

FISCAL IMPACT

All staff and consultant costs for processing General Plan and Precise Plan amendments for the Mayfield Mall Precise Plan area will be funded by Toll Brothers, with the possible exception of the additional alternatives as recommended by the Environmental Planning Commission (see No. 3 under Recommendation).

BACKGROUND

On April 19, 2004, Toll Brothers, Inc. submitted an application to revise the General Plan and the Mayfield Mall Precise Plan to allow redevelopment of the Hewlett-Packard office center at Central Expressway and San Antonio Road to mixed residential and retail uses. On May 11, the City Council gave "gatekeeper" approval to processing the application, and on June 9, the Council approved a work program for the process (referred to as a "concurrent" process).

The site is 27 acres, of which about 5 acres are in Palo Alto. All of the buildings (totaling about 520,000 square feet) are in Mountain View. Hewlett-Packard has vacated the buildings and has entered into an agreement to sell the property to Toll Brothers, Inc.

The current General Plan land use designations of the site are Industrial Park and Offices. The Mayfield Mall Precise Plan, which is the zoning, allows offices, research and development, and light industrial uses. The zoning for the land in Palo Alto is a combination of light industrial (LM) and multiple-family residential (RM-30), both of which allow housing at up to 30 units per acre.

On July 14, 2004 and September 20, 2004, the City hosted community meetings at Monta Loma School, from which it received valuable input.¹ In mid-November, Toll Brothers submitted its proposal for developing 631 housing units, of which 530 would be in Mountain View. Staff also developed three alternative development scenarios for consideration in the EIR and recommended that the Environmental Planning Commission (EPC) select two. These alternatives were presented in the staff report for the November 17, 2004 EPC meeting held at Monta Loma School. The staff report also discussed several issues related to the work program and review process. On December 1, 2004, the EPC heard additional public comments and made the recommendations listed above. The City Council held a study session on January 18, 2005 to review the EPC's recommendations and hear from the public. At that meeting, the Council asked for additional information on several issues which is included in this report.

¹ Results of these meetings, as well as EPC reports and meeting minutes and other documents related to the review process to date, were transmitted to the City Council for the December 1, 2004 Council meeting and are available in the Community Development Department and on the City's web site at www.ci.mtnview.ca.us/pmn_mayfield_mall.htm.

ANALYSIS

Alternatives for Study in the EIR (Recommendations 1, 2 and 3)

The EPC is recommending that the EIR study the six alternatives listed above. Many speakers on January 18 spoke in support of including another alternative—Alternative 3, Multi-Family Focus (570 to 710 housing units in Mountain View). The January 18 study session report (see Attachment 5) summarizes all of the alternatives. In response to Councilmember requests, staff has expanded the summary table from the January 18 staff report to include data on potential height and front setbacks and estimated traffic generation for each alternative. It also includes data on The Crossings and Whisman Station, as requested. The expanded table is attached (Attachment 1). Photos of typical housing unit types are also included. (See Attachment 2.)

It is important to emphasize that the potential heights and setbacks in the table are rough estimates at this time. Most likely, heights and setbacks would vary by unit type, location and what is across the street or next door. There would likely be special setbacks and heights for the perimeter. For example, Toll Brothers is proposing that its single-family houses have a one-story element next to the existing houses. The ability to specify special development standards (heights, setbacks, etc.) based on location is one of the advantages of a precise plan.

The EPC also recommended that the City pay for each additional alternative (above the four alternatives originally anticipated). An environmental consultant has confirmed that each additional alternative (above the four) would add \$7,500 to the cost of doing the EIR.

As noted in the January 18 report, Palo Alto staff has proposed a set of alternatives for the area of the Hewlett-Packard site in Palo Alto.

Process—Concurrent or Sequential (Recommendation 4)

The City Council originally approved a concurrent review process as described in more detail in the January 18 staff report (Attachment 5). The EPC recommended the review process be changed to a sequential process in which the land use decision (General Plan and Precise Plan amendments/zoning) is made first and the project approval is considered later. The Commission made this recommendation because the circumstances supporting a concurrent process changed when the decision was made to recommend a wide range of alternatives. In response to Councilmember requests for more information, staff has prepared simplified diagrams of the concurrent and sequential processes and placed them on a single page where they can be more easily compared to one another. They have been reoriented to a horizontal format related to a time line which better highlights the differences in the timing of the key events. (See Attachment 3.)

In the concurrent process, staff and consultants would be working on the EIR, the Draft Precise Plan and the informal review of the developer's proposed project all at once. An advantage of this approach is that there is a flow of information among these three activities, particularly between drafting the Precise Plan and design review of the project. Each activity informs and contributes to the other. For example, with the Whisman Station Precise Plan, the developers were presenting site and design details for Development Review Committee (DRC) review while staff was drafting language on streetscapes, setbacks, open space and parking for the Precise Plan. This interactive approach is efficient and beneficial when there is only one preferred alternative being reviewed, but it will be complicated and confusing if there are multiple alternatives as proposed for Mayfield. It would be very difficult to review the details of Toll Brothers' proposed project without knowing the basic standards and guidelines of the new Mayfield Mall Precise Plan. Meaningful review could not take place until the range of alternatives had been narrowed. For this reason, it is probable that the time line for the concurrent work program would end up being extended because the project would have to be revised (see Alternative 3). Currently, the adopted Mayfield work program is 23 months with April 2004 as the start date and February 2006 the end.

In the sequential process, staff and consultants would initially focus on the EIR. After the Draft EIR is completed and public hearings on the Draft EIR have been held, staff would seek further guidance from the EPC and Council on drafting the Precise Plan. While staff is drafting the Precise Plan, the environmental consultant would be preparing the Final EIR. Then, the EPC would hold hearings and make recommendations on the Final EIR², the General Plan changes and the Draft Precise Plan (December 2005). Only after the Council has held its hearings and taken action on the Final EIR, General Plan and Precise Plan would a developer be able to submit a proposed project for design review. This is a 29-month review process (April 2004 to September 2006). This is the clearest and least confusing process when multiple diverse alternatives are under consideration. It focuses public input at the major decision points where public participation will have the greatest impact.

For comparison, staff reviewed several past projects in more detail. The Veritas (350 Ellis Street) and Palo Alto Medical Foundation (701 El Camino Real East) processes were concurrent, and only one project was being reviewed. Both moved fairly quickly (7 months and 13 months, respectively). The process for the Whisman Station development (see Attachment 4) started out as a concurrent process with only the developers' projects being reviewed. However, it ended up more like the sequential process because some key elements of the Precise Plan changed just before Council approval, requiring reconsideration of the Precise Plan by the EPC and requiring the developers to revise their proposed projects. The projects were approved six to eight months after the Precise Plan was adopted. The entire review process took 26 months. The EIR for Whisman Station was based on a proposal for

² The Final EIR is different from the Draft EIR in that it incorporates written responses to all comments (including any corrections) to the Draft EIR.

850 units, but during the review process, the number of units allowed by the Precise Plan was reduced to 460 to 575, and only 500 units were built in the original Precise Plan area.

In summary, the concurrent process works best when only one proposed project is being reviewed.

The sequential process works best when there are many alternatives to be evaluated.

Streamlining the EIR (Recommendations 4 and 5)

The Commission is recommending that the EIR analyze the developer's proposed project in detail but only analyze the alternatives in detail in specific subject areas such as traffic. Several Councilmembers asked for more information on how to conduct a streamlined EIR process, especially under the sequential process which may require further environmental review for the Planned Community Permit after the EIR is certified as complete.

Staff has discussed this issue with an EIR consultant who said the best way to have an efficient, productive and open process is to ensure that all of the alternatives are "reasonable and feasible" and that these alternatives are well enough defined for the EIR that further environmental review at the project stage can be very focused. More alternatives increase processing time and complexity.

The consultant noted that it is difficult to foresee exactly what environmental issues would need further study at the project approval (Planned Community Permit) stage. However, since the detailed building, landscaping and roadways designs would be finalized at this stage, the environmental issues would probably relate to biology (i.e., trees), visual impacts and internal circulation, especially for bicycles and pedestrians. This level of environmental review would be an Initial Study, followed by a Mitigated Negative Declaration, which is much more streamlined than an EIR, especially when it is addressing only a few issues.

In summary, the process will be more efficient and productive if the alternatives are clearly defined and all options are reasonable and feasible. Fewer alternatives makes it simpler. As noted in the January 16 study session report, the typical EIR process is to select one alternative and study it in depth with other alternatives studied more conceptually. This is the most streamlined process.

Descriptions of Alternatives for EIR

Clear descriptions of the alternatives will also help streamline the process. Once the alternatives are approved for study, staff will more fully describe them using the development standards for the different housing types as indicated in the table (see Attachment 1) and current City regulations (e.g., R1 and Small-Lot Single-Family, Townhouse and Rowhouse Guidelines). The Council could also help describe the alternatives by

indicating any preferences it may have at this time for parks and street alignments (see Attachment 6—excerpt from the November 17, 2004 EPC report). The park options are whether to have one larger park or two smaller parks. The street options concern whether to move the intersection of Nita Avenue and San Antonio Road to the south about 50' and whether to make Mayfield Avenue a curved street. (Both street options would provide for a new public street connecting Nita Avenue and Whitney Drive.) The Commission chose not to make recommendations on the options because of the uncertainty about which alternatives would be ultimately approved by the Council. However, once the Council has decided on the basic list, it would be helpful if the Council would provide some feedback on the park and street alignment options.

Interaction Among Number of Alternatives, Concurrent/Sequential Process and Type of EIR

In reviewing the various combinations of decisions on the major issues—number of alternatives, concurrent or sequential process and type of EIR, the Council may wish to consider the following:

- If only the developer's proposed project and existing zoning are to be studied in depth, the concurrent process and a traditional EIR focusing on the developer's project would work well. The EIR would study other alternatives more generally and there would be no design review for them.
- If the developer's proposed project, existing zoning and several other alternatives are to be studied in depth, the sequential process would be more efficient, and the hybrid EIR recommended by the EPC would be appropriate.

Criteria to Consider

- Cost and time for processing the application (developer, staff and community).
- Transparency of process (openness and whether understandable).
- Whether to focus on developer's proposal, or give equal attention to all alternatives.

Fiscal Impact Study (Recommendation 6)

Councilmembers also asked for more information on fiscal impact studies. As noted at the Council meeting, potential property tax revenues under the various alternatives can be easily calculated for one point in time. Hewlett-Packard's current property taxes could be compared to property taxes derived from new housing units (number of housing units x likely sale

price x 1 percent = property taxes for that year). If the alternatives include retail space, sales taxes could also be estimated.

The fiscal impact study envisioned for the Mayfield site would include both revenues and costs of services over a period of 20 to 25 years (see December 1 staff report). The value of this kind of study is that it would help decision-makers understand how the new development would affect the City's tax base and general fiscal conditions on both the cost and revenue sides over a longer period of time. It would be only one piece of information to use in making decisions. The cost of such a study is estimated at about \$60,000.

Another question was about potential fiscal impacts on the school districts. Staff discussed this issue with the Chief Financial Officer (CFO) of the Mountain View-Whisman School District. She described the complexities and uncertainties of fiscal impacts of new residential development for the Mountain View-Whisman School District as a "revenue limit" district which receives its funding through the State on a per-student basis. As enrollment increases, funding increases up to the point at which the district becomes a "basic aid" district. Overall, she said it is difficult to say whether or not new residential development will benefit the Mountain View-Whisman School District given the uncertainty about number of housing units, number of students, timing, what is happening in other areas of the City at the same time and other variables. She said it would be extremely hard to predict the fiscal impacts of the project on the district.

Specifically in regard to the relationship of new residential development to the current parcel tax, the CFO noted that the parcel tax constitutes about 5 percent of the district's budget. The district has complete control over these funds (not the State, as with the major portion of its General Fund). The parcel tax is based on parcel size, ranging from \$75 (most housing units) to \$600 (largest parcels) per parcel per year. Hewlett-Packard's three parcels in Mountain View are probably paying \$1,800. If there were 530 housing units (using Toll's proposal), the annual revenue would be \$39,750 per year. Whether the parcel tax will continue into the future and whether the formula would remain the same is unknown. So redevelopment would be helpful to the parcel tax funding, but it is a small part of the budget and could end.

The Mountain View-Los Altos Union High School District is a "basic aid" district, meaning it does not receive additional funding from the State as enrollment increases. However, unlike the Mountain View-Whisman School District, the increased property taxes from residential development would go directly to the District. Since residential redevelopment would add both property taxes and students, the new revenues and additional costs could balance each other out, or property taxes could increase more than enrollment, or enrollment could increase more than property taxes.

Densities of Cities in Bay Area

A Councilmember commented on the density of Mountain View compared to other cities in the Bay Area. It has been reported in the past that Mountain View is the most dense City in Santa Clara County. Staff has just received a new table compiled by the Association of Bay Area Governments from the 2000 Census data. It shows that Mountain View is the 22nd most dense city in the Bay Area and the third most dense city in Santa Clara County. Campbell (No. 11) and Sunnyvale (No. 21) are more dense on the Bay Area-wide list.

The densities are based on total land area—not just residential land area. (See Attachment 7.)

Request for Monta Loma Neighborhood Survey

In response to a request from a Councilmember, the Monta Loma Neighborhood Association has submitted tabulated results from its December survey. They are attached (Attachment 8). The results are accompanied by a transmittal statement about its purpose and notes on the methodology used. There was a 15 percent response rate. Some neighborhood residents have objected to reporting the results of the survey because 85 percent of Monta Loma residents did not respond. Also, the neighbors who object are critical of the survey because they believe the questions are ambiguous and that there were irregularities in its circulation.

ALTERNATIVES

This report presents the EPC's recommendations. The EPC also considered alternatives for each of the major issues. They are listed below, and the Council could approve items in this list instead.

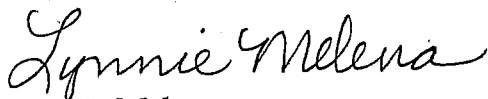
1. Direct staff and the consultants to add or subtract EIR alternatives from the EPC's recommended list. The one alternative not recommended by the EPC was Alternative 3—Multi-Family Focus (570 to 710 housing units in Mountain View), which is described in the January 18 staff report.
2. Indicate preferences for park and street alignments at this time.
3. Require the developer to pay for all alternatives studied in the EIR.
4. Retain the "concurrent" process with the recognition that the number of alternatives will have to be reduced before there can be meaningful review of the developer's proposed project.

5. Direct that the EIR analyze all alternatives equally.
6. Do not require a fiscal impact study as a part of the review process.
7. Expand the fiscal impact study to include impacts on the school district.

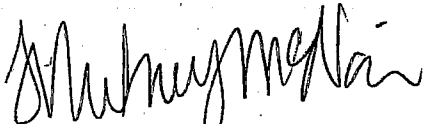
PUBLIC NOTICING

Agenda posting and newspaper notice. Meeting notices were also mailed (U.S. mail and electronically) to the approximately 350 people on the Mayfield Mall Precise Plan mailing list.

Prepared by:

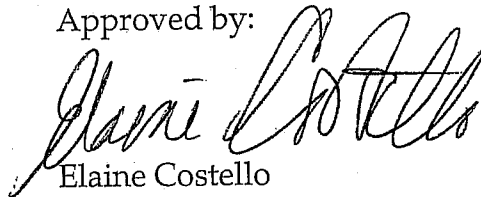


Lynn Melena
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Whitney McNair
Planning Manager

Approved by:



Elaine Costello
Community Development Director



Kevin C. Duggan
City Manager

WMcN/LM/8/CAM
859-02-08-05M-E^

- Attachments:
1. Table—Potential Draft EIR Alternatives and Existing Developments
 2. Photos of Typical Unit Types
 3. Comparison of Alternative Review Processes
 4. Other Review Processes
 5. January 18, 2005 Study Session Report
 6. Excerpt—November 17, 2004 EPC Report
 7. Table—Density of Bay Area Cities—2000 Census
 8. Monta Loma Neighborhood Association Survey Results

Mountain View
Potential Draft-EIR Alternatives and Existing Residential Projects

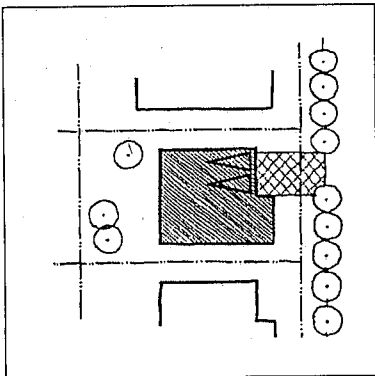
MAYFIELD MALL ALTERNATIVES							EXISTING PROJECTS		
	Toll Bros. Proposal	Alt. 1 SF Focus	Alt. 2 SF to MF	Alt. 3 MF Focus	Mixed Use	Open Space	Office/ Industrial (No Project)	Whisman Station	The Crossings
Standard SF Units		45	30		35			0	0
Small-Lot SF Units	42	40 – 95	15					213	102
Rowhouses/ Townhouses		105	70 – 80	0 – 60				336	129
Condos	488		240 – 300	540 – 650	230			0	128
Comm./Ind. Floor Area			0 – 6,500 s.f.		150,000 - 200,000 s.f.		520,000 – 650,000 s.f.	0	2,000 s.f.
Total	530 units	140 – 190 units	365 – 425 units/ 6,500 s.f.	570 – 710 units	265 units/ 150,000 s.f. – 200,000 s.f.	0	520,000 – 650,000 s.f.	549 units	359 units and 2,000 s.f.
Average Density	24 units/acre	6 – 9 units/acre	17 – 19 units/acre	26 – 32 units/acre	17 – 19 units/acre	N/A	N/A	14.0 units/acre	21.5 units/acre
Maximum Height ¹	28' – 55' (estimate)	28' – 45' (estimate)	28' – 65' (estimate)	28' – 65' (estimate)	28' – 65' (estimate)	N/A	60' (actual)	25' – 40' (actual)	28' – 58' (actual)
Minimum Front Setbacks ¹	5' – 15' (estimate)	10' – 20' (estimate)	10' – 20' (estimate)	10' – 20' (estimate)	10' – 20' (estimate)	N/A	40' & 250' (actual)	10' – 15' (actual)	7.5' to 10' (actual)
Total PM Peak Hour Trips ²	240	135	200-250	265	400-700 (varies--retail vs. offices)	Varies widely by facility/use	780	390	230
Max. Park Dedication Requirement	3.2 acres	1.0 – 1.3 acres	2.3 – 2.6 acres	3.5 – 4.3 acres	1.5 – 1.8 acres	22 acres (acquired by City)	0	2 acres plus in lieu fees paid	In lieu fees paid

¹ Very rough estimates. Setbacks are for internal streets (except for existing HP buildings). Central Expressway would have special setbacks.

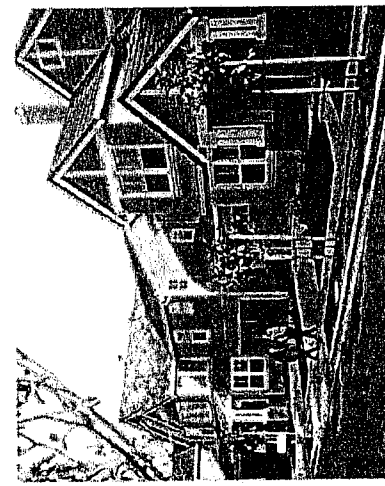
² Numbers rounded. Does not include Palo Alto portion; therefore, results are lower than for preliminary traffic assessment. Trips for park cannot be estimated without more information on what is in the park. Peak hour of use would occur on weekend.



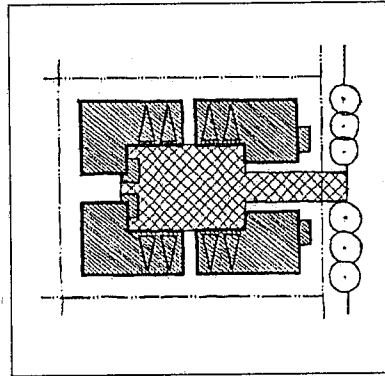
Single Family Glenborough Drive (Near Sylvan Park)



Net Density: 6 Du/Ac



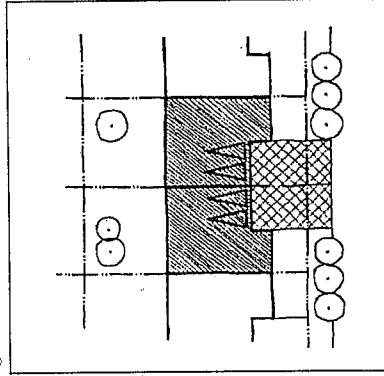
Small Lot Single Family Whisman Station



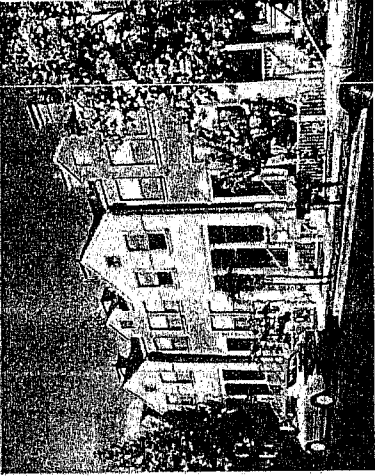
Net Density: 7-10 Du/Ac



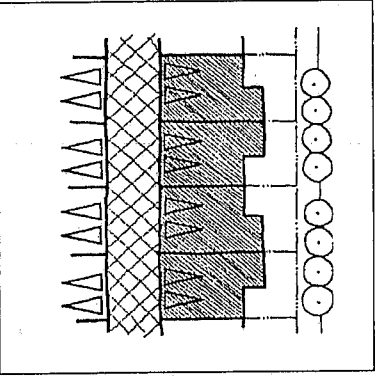
Townhouses Oak Tree Commons



Net Density: 12-14 Du/Ac



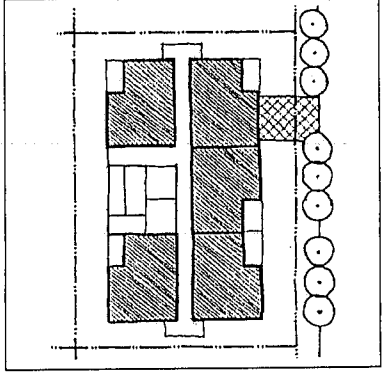
Rowhouses The Crossings



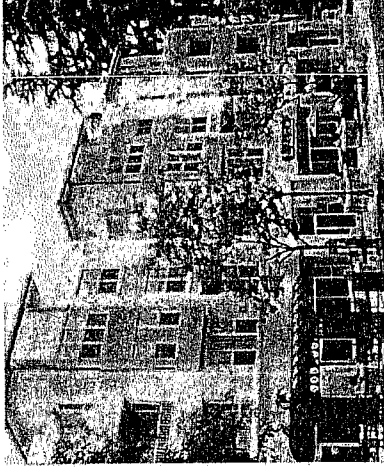
Net Density: 15-29 Du/Ac



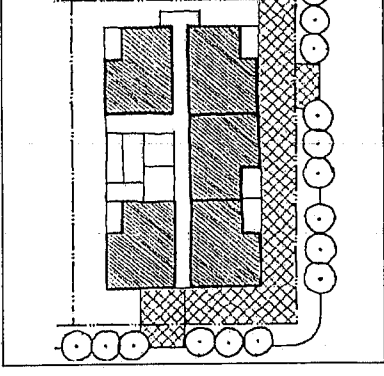
Multifamily Apartment The Crossings



Net Density: 36-80 Du/Ac



Mixed use Park Place, Castro Street



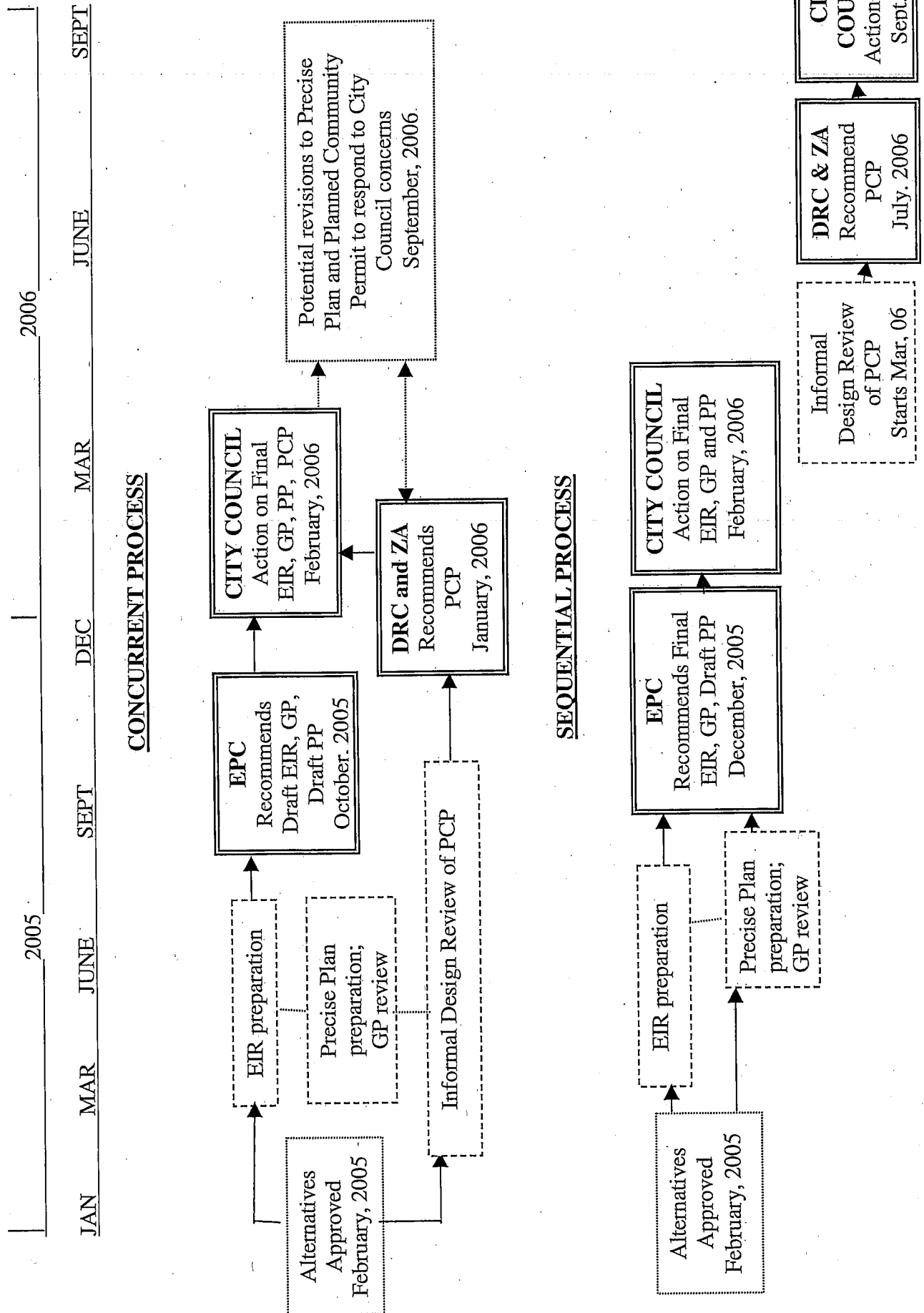
Net Density: 36-80 Du/Ac

Mountain View Housing Types

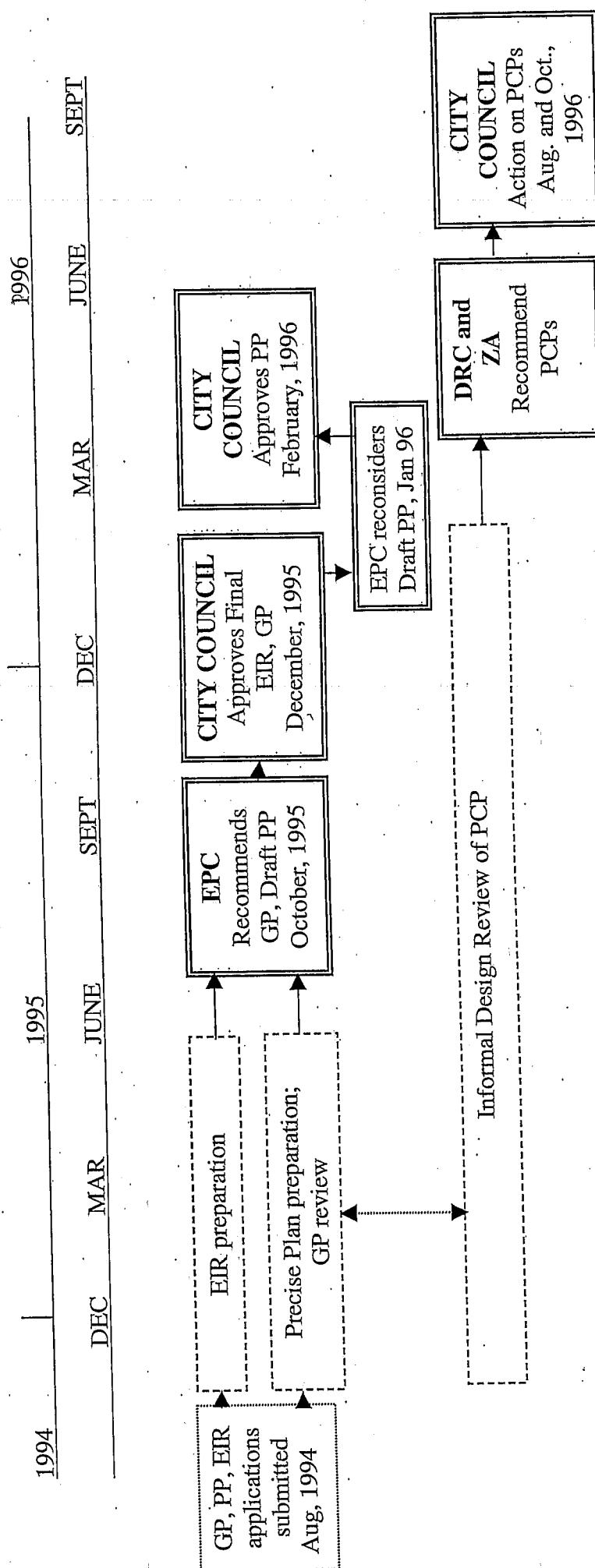
Client:
City of Mountain View

Architect:
Van Meter-Williams Pollack, LLP
Architecture + Urban Design
San Francisco, California

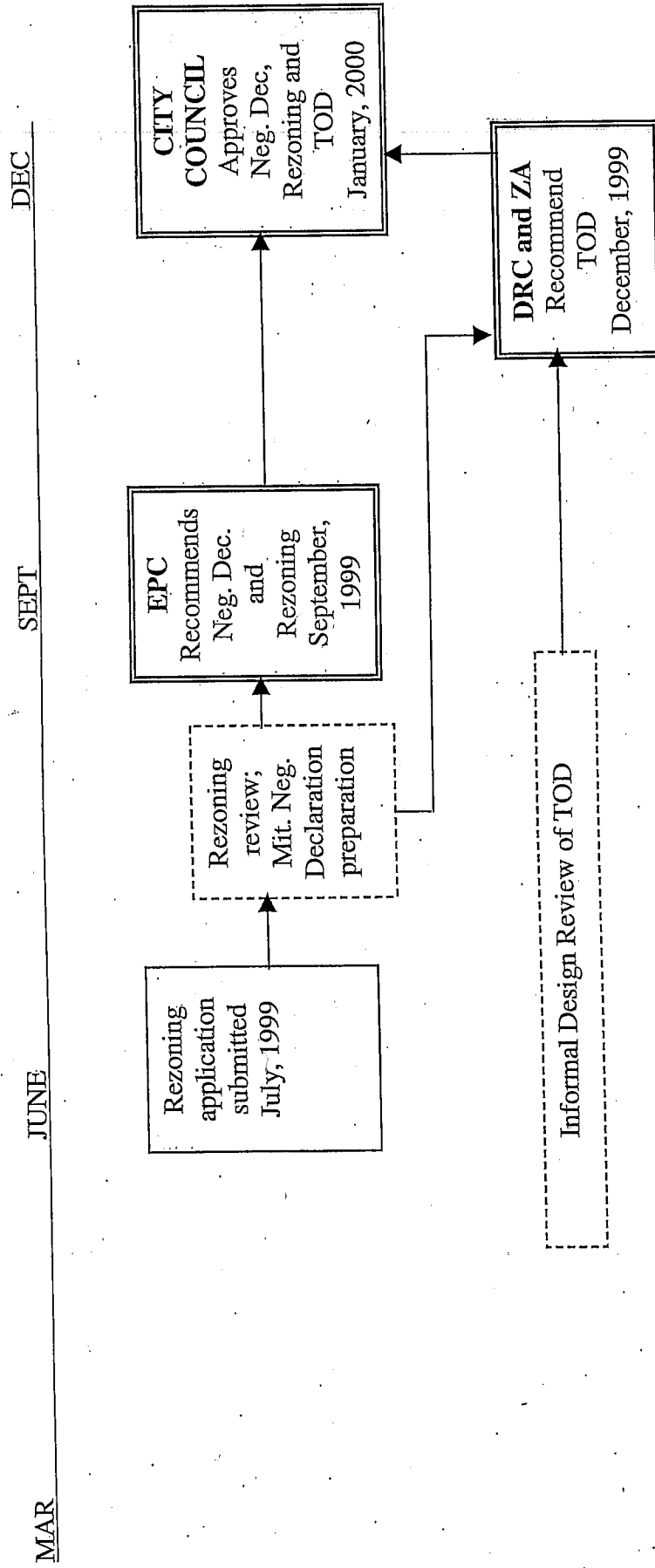
COMPARISON OF ALTERNATIVE REVIEW PROCESSES



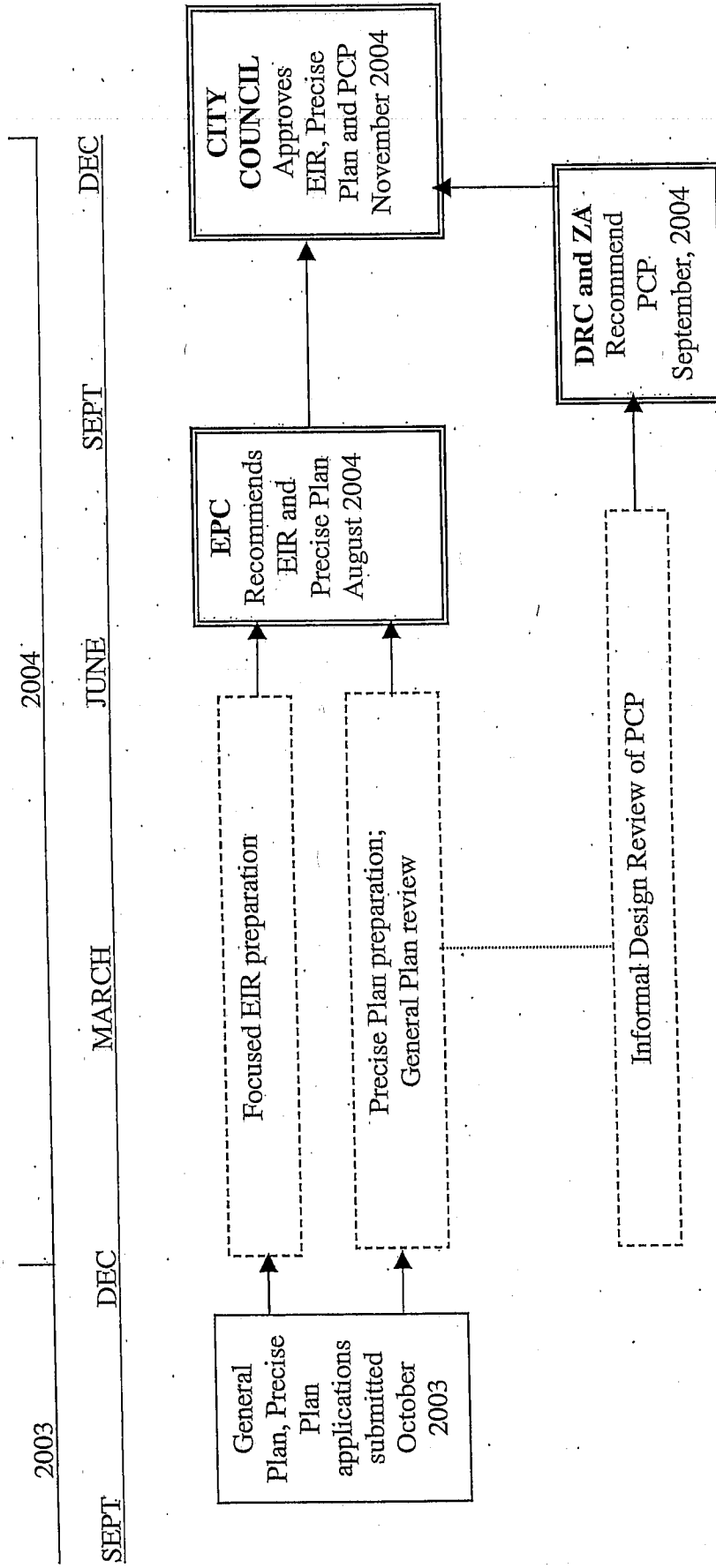
WHISMAN STATION—August 1994 to October 1996
General Plan, Precise Plan, EIR and Planned Community Permits



VERITAS, 350 ELLIS—May 1999 to January 2000
Rezoning, Mitigated Negative Declaration and Transit Oriented Development (TOD) Permit



PALO ALTO MEDICAL FOUNDATION, 701 EL CAMINO REAL—October 2003 to November 2004
General Plan, Precise Plan, Focused EIR and Planned Community Permit



CITY OF MOUNTAIN VIEW
MEMORANDUM

3.3

DATE: January 14, 2005

TO: City Council

FROM: Lynnie Melena, Senior Planner

SUBJECT: JANUARY 18, 2005 STUDY SESSION—MAYFIELD MALL
REDEVELOPMENT PROPOSAL

On December 1, 2004, the Environmental Planning Commission (EPC) made several recommendations to the City Council on processing Toll Brothers' application for residential redevelopment of the Mayfield Mall/Hewlett-Packard site. The purpose of this study session is to discuss the recommendations prior to formal consideration at a regular meeting on February 8, 2005.

The EPC's recommendations fall into four categories: (1) development alternatives to be studied in the Draft Environmental Impact Report (EIR); (2) changes to the work program; (3) approach to the EIR; and (4) fiscal impact study.

BACKGROUND

On April 19, 2004, Toll Brothers, Inc. submitted an application to revise the General Plan and the Mayfield Mall Precise Plan to allow redevelopment of the Hewlett-Packard office center at Central Expressway and San Antonio Road to mixed residential and retail uses. On May 11, the City Council gave "gatekeeper" approval to processing the application, and on June 9, the Council approved a work program for the process (referred to as a "concurrent" process).

The site is 27 acres, of which about 5 acres are in Palo Alto. All of the buildings (totaling about 520,000 square feet) are in Mountain View. The site is across Central Expressway from the San Antonio Caltrain Station. (See Attachments 1 and 2—maps)

Hewlett-Packard occupied the site for 17 years starting in 1987. Before that, the buildings housed an indoor shopping mall which is the origin of the "Mayfield Mall" Precise Plan label. In 2003, Hewlett-Packard vacated the buildings and entered into an agreement to sell the property to Toll Brothers, Inc.

The current General Plan land use designations of the site are Industrial Park and Offices. The Mayfield Mall Precise Plan, which is the zoning¹, allows offices, research and development, and light industrial uses.

The zoning for the land in Palo Alto is a combination of light industrial (LM) and multiple-family residential (RM-30); both of which allow housing at up to 30 units per acre. Therefore, a zone change is not needed for the Palo Alto portion of the development, but environmental and design review will be required.

The City hosted community meetings at Monta Loma School on July 14, 2004 and September 20, 2004. At both meetings, participants broke into small groups lead by the City's volunteer mediators/facilitators. Between 150 and 300 people attended the meetings. Discussion at the first meeting centered on broad design concepts related to the street system, parks and open space, variety of housing units and other potential land uses. Discussion at the second meeting focused on specific ways of addressing concerns raised in the first meeting. Staff received valuable feedback, which is summarized in the November 17, 2004 EPC staff report and attachments. (EPC reports and meeting minutes, as well as other documents related to the review process to date, are bound separately. They are also available at http://www.ci.mtnview.ca.us/pmnn_mayfield_mall.htm.)

Following these meetings, in mid-November, Toll Brothers submitted its proposal for developing 631 housing units, of which 530 would be in Mountain View. This proposal is described in more detail in Attachments 3 and 4. Staff also developed three alternative development scenarios for consideration in the EIR and recommended the EPC select two. These alternatives—the developer's proposed project, keeping the zoning as office/industrial (referred to as the "no project" alternative) and the other three—were presented to the EPC in the staff report for a November 17, 2004 meeting held at Monta Loma School. The staff report also discussed several issues related to the work program and review process. The November 17 meeting was devoted to presentations and comments from the public. There were approximately 150 to 200 people at that meeting.

On December 1, 2004, the EPC heard additional public comments and made recommendations as discussed in this report.

¹ Unlike traditional zoning, a precise plan is tailored to the site and incorporates specific development standards and design guidelines which reflect relationships to surrounding uses and other unique characteristics of the location.

ISSUES

The EPC's recommendations relate to four major issues:

1. Which alternatives, in addition to the developer's proposed project and retaining the existing land use designation (General Plan and Mayfield Mall Precise Plan), should be studied in the Mayfield Draft EIR.
2. Whether the review process should be changed from a "concurrent" process, as approved by the Council, to a "sequential" process.
3. Whether the Draft EIR should study all of the alternatives equally or whether the Draft EIR should focus on the developer's proposed project.
4. Whether the City should require a fiscal impact study as a part of the review process.

Issue 1: Which Alternatives to Study in Draft EIR and Costs of Additional Alternatives

EPC Recommendations

- Study Alternative 1 (Single-Family Focus—140 to 190 housing units in Mountain View). Recommended by a vote of 4-2.
- Study Alternative 2 (Single-Family Transitioning to Multiple Family—365 to 425 housing units in Mountain View). Recommended by a vote of 4-2.
- Study an alternative that designates the entire site for open space. Recommended by a vote of 5-1.
- Study a comprehensive mixed-use alternative which has a significant neighborhood-serving commercial component (150,000 to 200,000 square feet) and residential uses with densities similar to Alternative 2. Recommended 6-0.
- Indicate no preference for park and street alignments at this time, and recommend that Mountain View staff work closely with the City of Palo Alto regarding these issues. Recommended 5-1.
- The City pay for the portion of the Draft EIR related to the open space and comprehensive mixed-use alternatives. Recommended 6-0.

The EPC did not recommend studying Alternative 3 (Multi-Family Focus—570 to 710 housing units in Mountain View).

Discussion

Two development scenarios, the developer's proposed project and keeping the zoning as office/industrial, would automatically be studied in the Draft EIR. Therefore, the EPC recommendation is to study a total of six alternatives: the developer's proposed project, keeping the zoning as office/industrial, Alternatives 1 and 2, comprehensive mixed use, and open space. Since the developer is required to pay for the EIR and the EIR scope of services anticipated studying only four alternatives, the EPC also recommended that the City pay for the cost of studying the additional mixed-use and open space alternatives. The estimated additional cost is \$15,000.

Descriptions of Original Set of Alternatives: Detailed descriptions and site plans of the developer's proposed project and Alternatives 1, 2 and 3 are attached (Attachments 3 through 6). The "no project" alternative is also described in Attachment 7. The additional alternatives recommended by the EPC are discussed below.

- **Mixed-Use Alternative:** This alternative would have about 170,000 square feet of commercial space and about 265 housing units (see Attachment 8). The EPC expressed a preference for neighborhood-serving retail or offices. Neighborhood-serving retail centers are usually anchored by a grocery store. Neighborhood-serving offices could include dental, accounting and real estate.
- **Open Space Alternative:** The open space alternative assumes the entire 22 acres in Mountain View would become a public park. The City's "Parks and Open Space Plan" defines a park of this size as a community park—similar to Rengstorff Park (27 acres) and Cuesta Park (29 acres of developed parkland). The "Parks and Open Space Plan" defines community parks as including intense recreational facilities, such as athletic complexes and large swimming pools, or areas of natural quality for walking, viewing, sitting and picnicking, or a combination of the above. It could also include community buildings for recreation classes, senior services and child care.

The following table summarizes the basic data for the alternatives under consideration.

**Mountain View
Potential Draft EIR Alternatives**

	Toll Bros. Proposal	Alt. 1 SF Focus	Alt. 2 SF to MF	Alt. 3 MF Focus	Mixed Use	Open Space	Office/ Industrial
Standard SF Units		45	30		35		
Small-Lot SF Units	42	40 - 95	15				
Rowhouses/ Townhouses		105	70 - 80	0 - 60			
Condos	488		240 - 300	540 - 650	230		
Comm./ Industrial Floor Area			0 - 6,500 s.f.		150,000 - 200,000 s.f.		520,000 - 650,000 s.f.
Total	530 units	140 - 190 units	365 - 425 units/ 6,500 s.f.	570 - 710 units	265 units and 150,000 s.f. - 200,000 s.f.	0	520,000 - 650,000 s.f.
Average Density	24 units/acre	6 - 9 units/acre	17 - 19 units/acre	26 - 32 units/acre	17 - 19 units/acre*	N/A	N/A
Max. Park Dedication Require- ment	3.2 acres	1.0 - 1.3 acres	2.3 - 2.6 acres	3.5 - 4.3 acres	1.5 - 1.8 acres	22 acres (acquired by City)	0

* Density is for residential portions only.

- **Palo Alto Alternatives:** The Draft EIR will also evaluate the Palo Alto portion of the site. Mountain View is the lead agency, but Palo Alto is also expected to use the Draft EIR for evaluation of development in its land area. Palo Alto staff has made preliminary recommendations for alternatives to be studied in the EIR based on what is allowed under Palo Alto's existing zoning. (This information was not available at the EPC meeting, but Palo Alto residents have requested clarification on Palo Alto alternatives, so it is included here.)

Potential Palo Alto Alternatives

	Toll Bros. Proposal	Alt. 1 SF Focus	Alt. 2 SF to MF	Alt. 3 MF Focus	Mixed Use	Open Space	Office/ Industrial
Palo Alto (estimated maximum)	101	31 (SF)	85 (15 SF and 70 MF)	130 MF	25 MF and 37,600 s.f.**	TBD	72,300 s.f.
Total— Both Cities	631 units	171 – 221 units	450 – 510 units/ 6,500 s.f.	700 – 840 units	290 units and 187,600 s.f. – 237,600 s.f.		592,300 – 722,300 s.f.

** Assumes acreage divided equally between residential and office/industrial.

- **Parks and Street Alignments:** The November 17, 2004 staff report also listed options for public parks (one larger or two smaller) and street alignments. The EPC concluded it was premature to express preferences and recommended deferring this decision until later in the planning process.

Analysis

Each of the alternatives responds to somewhat different neighborhood and community goals.

Alternative 1, Single-Family Focus (140 to 190 units), responds to the preference for preserving the Monta Loma neighborhood's single-family character as expressed by a majority of persons responding to a questionnaire at the September 20 community meeting. However, this alternative would not take advantage of proximity to transit and major roadways for higher-density housing and a broad mix of housing types.

Alternative 2, Single-Family Transitioning to Multiple-Family (365 to 425 units), responds to several of the City's major land use goals, including placing higher-density

housing near transit and near major roadways and creating more opportunities for people who work in Mountain View to live in the same city. It also responds to the neighborhood's desire for standard single-family homes adjacent to the existing single-family homes.

Alternative 3, which was not recommended by the EPC, would allow 570 to 710 housing units in Mountain View. This alternative would do the most to create housing near transit and meet other of the City's land use goals listed under Alternative 2. However, this alternative does not meet the neighborhood's preferences for lower-density development.

The Mixed-Use Alternative responds to the same land use goals as Alternatives 2 and 3 but creates less housing. It is also questionable whether a large commercial component is economically feasible given the volume of retail space in the area (including two supermarkets and two specialty grocery stores nearby) and the limited demand for offices. Perhaps a smaller commercial component could be considered.

The Open Space Alternative responds to the "Parks and Open Space Plan" priority, "acquire open space," but it is not "in a neighborhood deemed most deficient in open space" as recommended in the "Parks and Open Space Plan" (Page 29). Rather, it is located on the edge of the City and in close proximity to one of the City's other two community parks. In order to implement this plan, Hewlett-Packard would have to donate the land or the City would have to buy it. Based on current values of residential land in the City, the 22 acres could be worth between \$35 million and \$55 million. Its value as industrial land is more difficult to estimate. However, if a community park in this location is determined to be a goal, perhaps some other form of financing, such as a parcel tax or bond issue, could be considered.

It should be noted that if the site is redeveloped for residential uses, the developer would be required to dedicate (donate) land for a new public park. The size would depend on the number of housing units built. The development scenarios considered so far would generate one or more parks totaling 1.0 acre to 4.3 acres in Mountain View. (Palo Alto does not have a park dedication requirement; it has a broader community impact fee that could be used for parks and other needs.)

Retaining the existing zoning the way it is (the "no project" alternative) responds to the preferences of some residents. However, there is very limited demand for office space right now. About 130,000 square feet of additional floor area is allowed under the current Precise Plan.

Conclusion

The EPC is recommending six alternatives for study in the Draft EIR. The Council should decide which alternatives to include and whether the City should bear any of the costs of studying them. Once the Council has selected the alternatives, staff will work with the environmental consultant to develop more detailed descriptions as a basis for EIR review. Preparation of the EIR would begin in March.

Issue 2: Whether the Review Process Should Be Concurrent or Sequential

EPC Recommendation

The review process should be "sequential" rather than "concurrent." Recommended by a vote 5-1.

Discussion

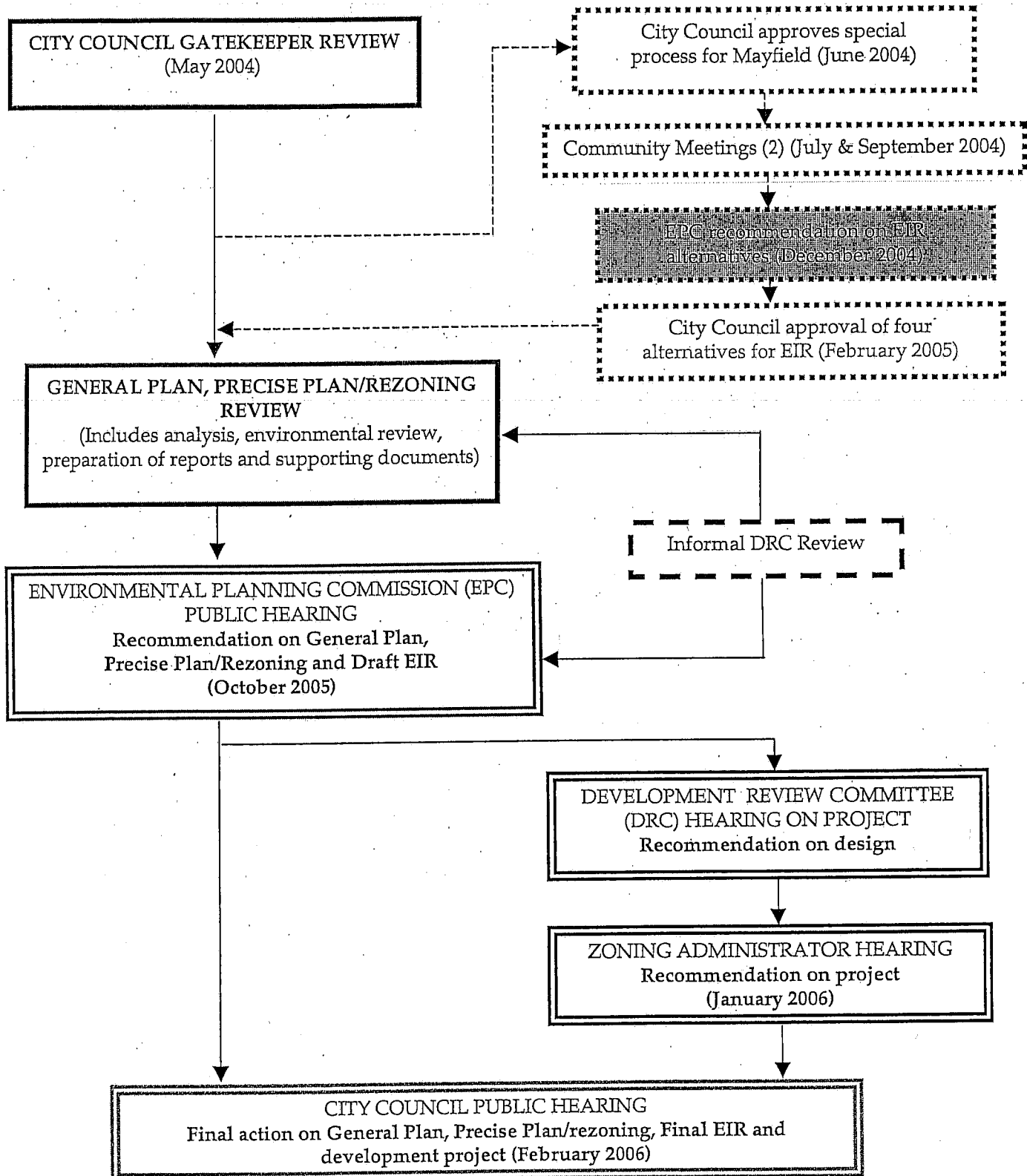
As noted above, the City Council approved a work program (review process) for Toll Brothers' application in June 2004. The schedule has slipped by one to two months, partly as a result of a request of the developer and partly because of the complexity and amount of neighborhood involvement. The work program is now at the point at which the Council is deciding on the alternatives for study in the EIR. The developer has decided not to proceed with funding the EIR until the Council has made its decision.

Concurrent Process—The work program embodies the "concurrent" process, so labeled because consideration of the basic land use decision (whether to rezone) overlaps with consideration of the specific development project.

Under the concurrent process, Toll Brothers can begin the informal design review process for its proposed project immediately (in March) while the Draft EIR and Precise Plan are being prepared. There could also be concurrent review of the alternatives, but it would not be an in-depth review. Informal review would continue until the EPC makes a recommendation on the Draft EIR, General Plan and Precise Plan. Then, the developer can submit an application for formal review of the Planned Community Permit (PCP) for the project. Council action on the EIR, General Plan change, Precise Plan amendments and the PCP occur at one meeting at the end of the process (February 2006).

The following diagram shows the approved process (in an abbreviated form) with the adjustments in dates.

APPROVED CONCURRENT PROCESS FOR MAYFIELD



Sequential Process—The "sequential" process recommended by the EPC would have the City Council decide whether to approve the EIR and amend the General Plan and Precise Plan (rezoning) before review of a development project. The EIR would evaluate only the General Plan and Precise Plan changes, not project-specific impacts. Additional environmental assessment may be needed later for the development project if there are environmental issues not fully addressed in the EIR. The "sequential" process is shown in the diagram on the following page. It would add about seven months to the review process (ending in approximately September 2006).

Analysis

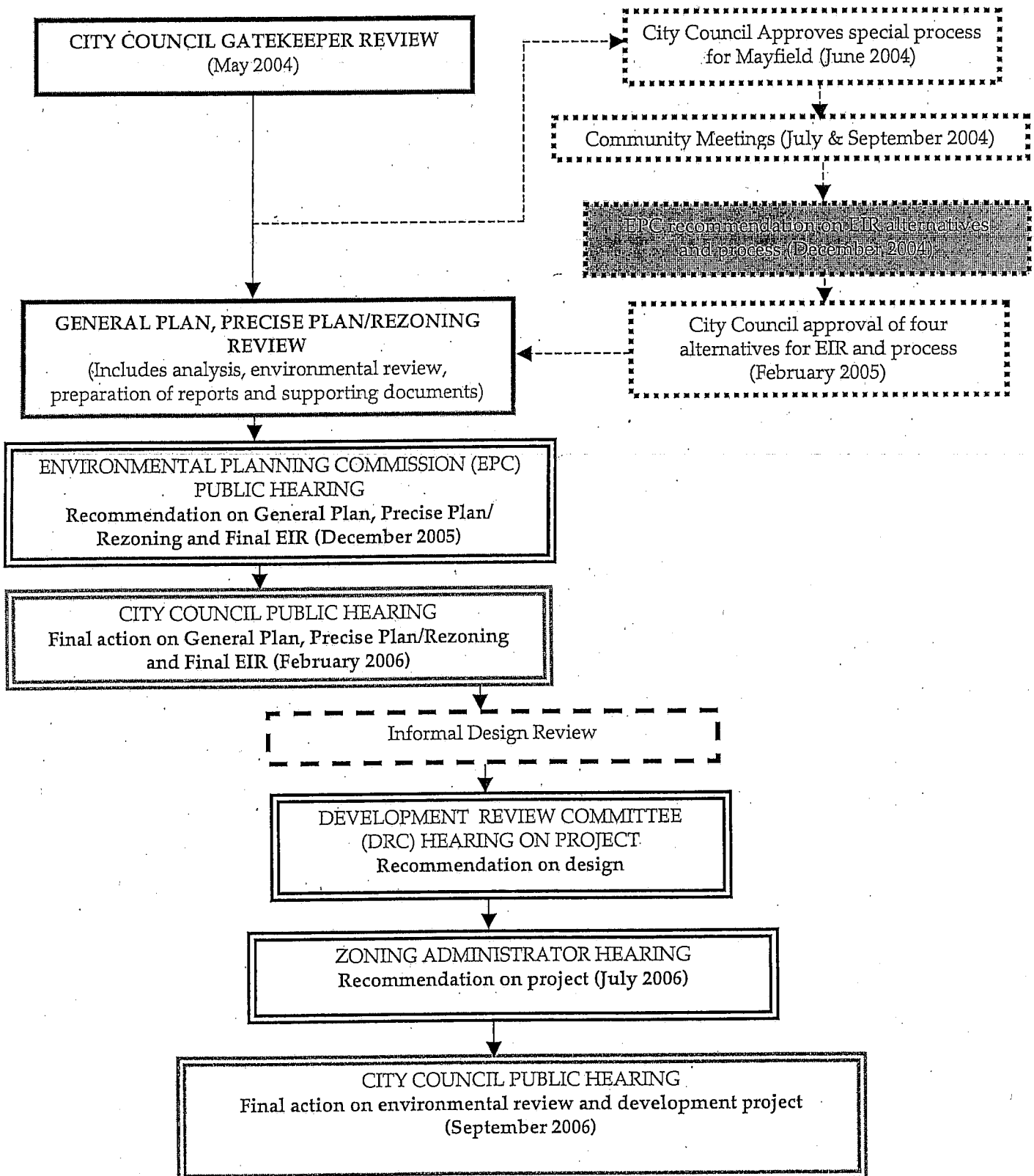
The concurrent process, which allows the development project to be reviewed before a land use decision is made, may create a perception that alternatives are not being adequately considered and that the choice to rezone the site to residential has already been made. It may also be difficult to draft a precise plan under the concurrent process because of the potentially broad range of alternatives being reviewed as compared to Whisman Station. With that project, the range of alternatives was much narrower, which made it easier to draft the Precise Plan and review the project. In general, the concurrent process may be confusing.

The sequential process is more deliberate with each step building on previous steps. There is a clear point at which the decision whether to rezone is made before any development project is considered. It is also more efficient and less time-consuming for everyone (staff, developer and the public) to review a project if the zoning is known. However, a sequential process may require an additional environmental review after the EIR is completed.

Conclusion

Although the Council approved a process that has worked well in the past, the EPC is recommending a more deliberate approach, which is the sequential process. The Council should decide whether to revise the approved work program to make it a sequential process.

SEQUENTIAL PROCESS FOR MAYFIELD



Issue 3: Approach to EIR

EPC Recommendation

The EIR should analyze the developer's proposed project in detail but only analyze the alternatives in detail in specific subject areas such as traffic. Recommended 6-0.

Discussion

There are a couple of ways to approach an EIR. Typically, EIRs review the developer's proposed project in depth and the alternatives to the proposed project more conceptually. Under this approach, additional environmental review could be required if the Council wanted to approve an alternative. Staff originally suggested studying all alternatives equally in the EIR since all of them would have the potential for adoption.

Toll Brothers has expressed concern about an EIR that assesses all alternatives equally. Toll Brothers believes that this kind of EIR is what would be done for a zoning study, not a development project. Toll Brothers wants the EIR to be written in the standard format, which is to emphasize study of their proposed project.

The EPC is recommending a hybrid. The proposed project would be studied in depth, and the alternatives would be studied more conceptually, except in certain critical subject areas where they would be studied equally. Traffic is the most notable example. Other critical areas could include trees, views (visual impacts) and schools.

Analysis

Staff has discussed this hybrid approach with a potential environmental consultant, and it appears that it is workable and may be more user-friendly and less repetitious than studying all equally. In some subject areas, impacts are not significantly different from one alternative to the next—for example, geology. Presenting the same information for each alternative would be redundant. Under the hybrid approach, the EIR would touch on all subject areas for all alternatives, but there would be more summarizing. The hybrid approach would provide the information the Council needs to help make decisions on future zoning of the Mayfield site.

Conclusion

The Council should provide direction on which approach to take on the EIR—focus on the developer's proposal, study all alternatives equally or use the hybrid recommended by the EPC.

Issue 4: Need for a Fiscal Impact Study

EPC Recommendation

A fiscal impact study of the alternatives should be prepared. Recommended by a vote of 6-0.

Discussion

When the Council originally approved the work program, a decision was made to not do a fiscal impact study of the alternatives since it did not appear likely there would be significant differences among them. However, fiscal impacts have been raised as an issue by the neighborhood, particularly in light of the City's current tight revenue situation.

A fiscal impact study would evaluate costs and revenues to the City for each of the alternatives. The study would estimate revenues from property taxes, as well as sales taxes in the case of commercial uses, plus other lesser revenue sources. It would also estimate costs for providing services to the new development, including police, fire, maintenance of public streets and parks, community services and administrative overhead, as well as new capital costs if needed. The City Council could use the findings in this analysis, along with environmental and other information, to help decide on the zoning for the site.

The developer would be expected to pay for the fiscal impact study, but staff would select and manage the work of the consultant.

Analysis

Since the work program for the Mayfield project was approved, there has been more developer interest in rezoning industrial land in Mountain View to residential. The Council recently discussed this issue and decided that criteria should be prepared for evaluating these proposals. Fiscal impacts would likely be one of the criteria. Therefore, it is appropriate to plan for a fiscal impact study now.

Conclusion

The Council should decide whether to require a fiscal impact study to help decide on the zoning for the Mayfield site.

Related Information Regarding 1980s Conversion from Shopping Center to Offices

During the past few months, a question has been raised by a resident about a requirement in the Mayfield Mall Precise Plan that the City not incur a net loss of revenue as a result of the conversion of the shopping center to an office building in 1985-87. There are two relevant sections in the Precise Plan. One says that there must be a program for ensuring, through owner payments, that there is no net loss of revenue to the City as a result of conversion. The other is that the owner must record an agreement to clearly acknowledge that the "special owner obligations" run with the land and apply equally to subsequent owners, heirs, etc. (See Attachment 9, Pages 6-8 of the Precise Plan.)

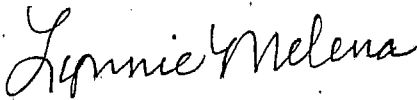
Staff has researched this issue and determined that Hewlett-Packard was required, as a condition of the Planned Community Permit for conversion in 1985, to ensure that the City receive at least \$3,330,000 in property, sales and utility user taxes and business licenses over a 10-year period from the date of occupancy in February 1987.

After researching files and tax records, staff has concluded that Hewlett-Packard met the requirement within three to four years (generating \$3,966,034 by 1991-92) and at least \$12.6 million by 1997-98. The requirement (contained in an agreement) related to the condition of approval was to become null and void once Hewlett-Packard met the terms of the agreement. In summary, the Precise Plan requirement has been met.

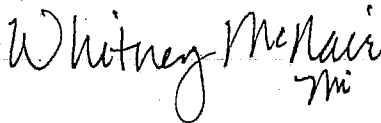
OVERALL CONCLUSION

Council decisions on the EIR alternatives and process are an important step in continuing to process Toll Brothers' application. Once the Council has acted, staff will hire the consultant and begin the EIR process.

Prepared by:



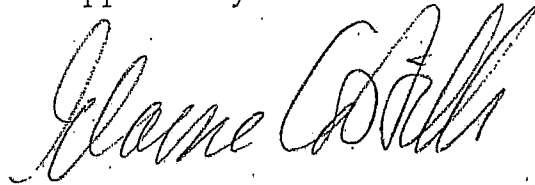
Lynnie Melena
Senior Planner



Whitney McNair
Planning Manager

LM/5/CAM
859-01-18-05M-E^

Approved by:



Elaine Costello
Community Development Director



Kevin C. Duggan
City Manager

- Attachments:
1. Map
 2. Aerial photo
 3. Toll Brothers Proposed Project
 4. Alternative 1
 5. Alternative 2
 6. Alternative 3
 7. No Project Alternative (Existing Zoning)
 8. Mixed Use Alternative
 9. Excerpt, Pages 6-8 of Mayfield Mall Precise Plan

cc: Environmental Planning Commission

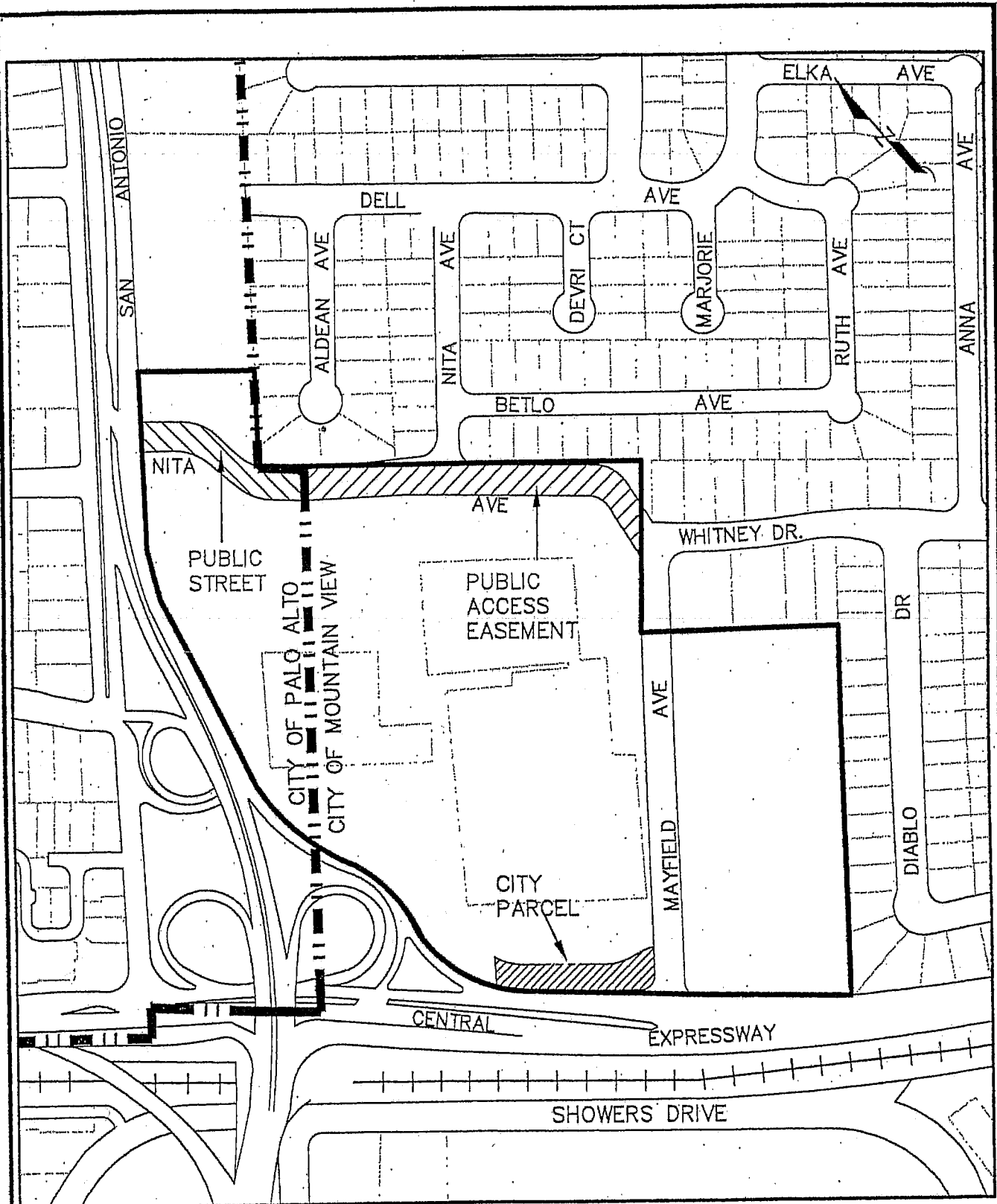


CITY OF MOUNTAIN VIEW

MAYFIELD MALL PRECISE PLAN AREA

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CITY OF MOUNTAIN VIEW

MAYFIELD MALL PRECISE PLAN AREA

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Toll Brothers Proposed Project

Project Description

Toll Brothers proposes to redevelop the Hewlett Packard Office Center, also known as the Mayfield Mall site, with a new residential neighborhood containing 631 for-sale, owner-occupied detached and attached homes.

Existing Conditions

The 27-acre site is located at the intersection of Central Expressway and San Antonio Road adjacent to the San Antonio Caltrain station and the Monta Loma neighborhood. The site contains three vacant office buildings which total approximately 500,000 square feet. Two office buildings are connected and range from 30' high (2 stories) near Central Expressway to 58' high (3 stories) adjacent to the Monta Loma neighborhood. The third building is freestanding and is approximately 15' high. In addition to the three office buildings there is a 2-story parking garage containing approximately 125,000 square feet. The existing office buildings and parking structure cover approximately 70% of the site with the remainder of the property used for surface parking. The current zoning allows additional square feet to be added to the site with the appropriate planned community permit, for a total of 650,000 square feet of commercial or light industrial office space.

Adjacent uses

The site is adjacent to single-family homes, condominiums, and apartments. The proposed plan locates much-needed housing next to CalTrain and other public transportation, provides a variety of housing types, and responds to the scale and character of the adjacent uses. Consistent with the Mountain View and Palo Alto General Plans, Toll Brothers' proposal addresses the cities' goals of improving the jobs/housing imbalance by building new transit-oriented housing on in-fill sites, providing new housing, and improving the quality and quantity of public open space for nearby residents.

Streets and Circulation

The proposal features a network of interior neighborhood streets and courts. Access to the site will remain at Mayfield Avenue on Central Expressway and through Whitney Drive to San Antonio Road. Nita Avenue will remain connected with Whitney Drive. The existing underpass beneath San Antonio Road will be retained. The proposed plan employs traffic-calming elements such as curb encroachments and roundabouts to keep internal automobile traffic slow and discourage drivers from "cutting through" the Monta Loma neighborhood. Other traffic-calming devices combined with sidewalks and bike paths will help create a pedestrian friendly environment for cyclists and pedestrians.

Open Space

The project proposes to meet its park requirements by offering for dedication two new on-site public parks to the City of Mountain View that will serve new residents and the surrounding community. The new parkland meets Mountain View's guidelines for parkland dedication. The parks will have areas for active and passive uses and could include such uses as a tot-lot and picnic areas, and allow informal sport games such as children's soccer or baseball. In addition to the public parks and greenways, Toll Brothers is proposing a community facility and swimming pool for future residents' use.

Housing Types and Density

The new neighborhood will consist of 631 owner-occupied attached and detached homes and equates to an overall housing density of 23 dwelling units per acre (similar to that found at The Crossings and Stanford West on Sand Hill Rd). The housing mix consists of detached 2-story homes adjacent to the Monta Loma neighborhood and 3- and 4-story stacked flats and townhomes on the remainder of the property. The layout of the homes responds to concerns about the project's density and height that were expressed by members of the Monta Loma neighborhood. Lower height, single family detached homes with 20-foot setbacks are proposed adjacent to the existing Monta Loma homes while taller buildings are proposed closer to San Antonio and Central Expressway. The proposed mix of home sizes and types will appeal to a variety of housing needs, family sizes, and lifestyles.

Parking

Each home will have 2 designated parking spaces for each residential unit. Ample parking for guests will be provided throughout the site, both in parking garages and in parallel parking opportunities along the internal streets. The on-street parking will contribute to the walkability of the environment by slowing down automobiles and discouraging through traffic. The parking provided exceeds the city's current residential parking standards for on-site residential parking.

Project Data

HOUSING UNITS

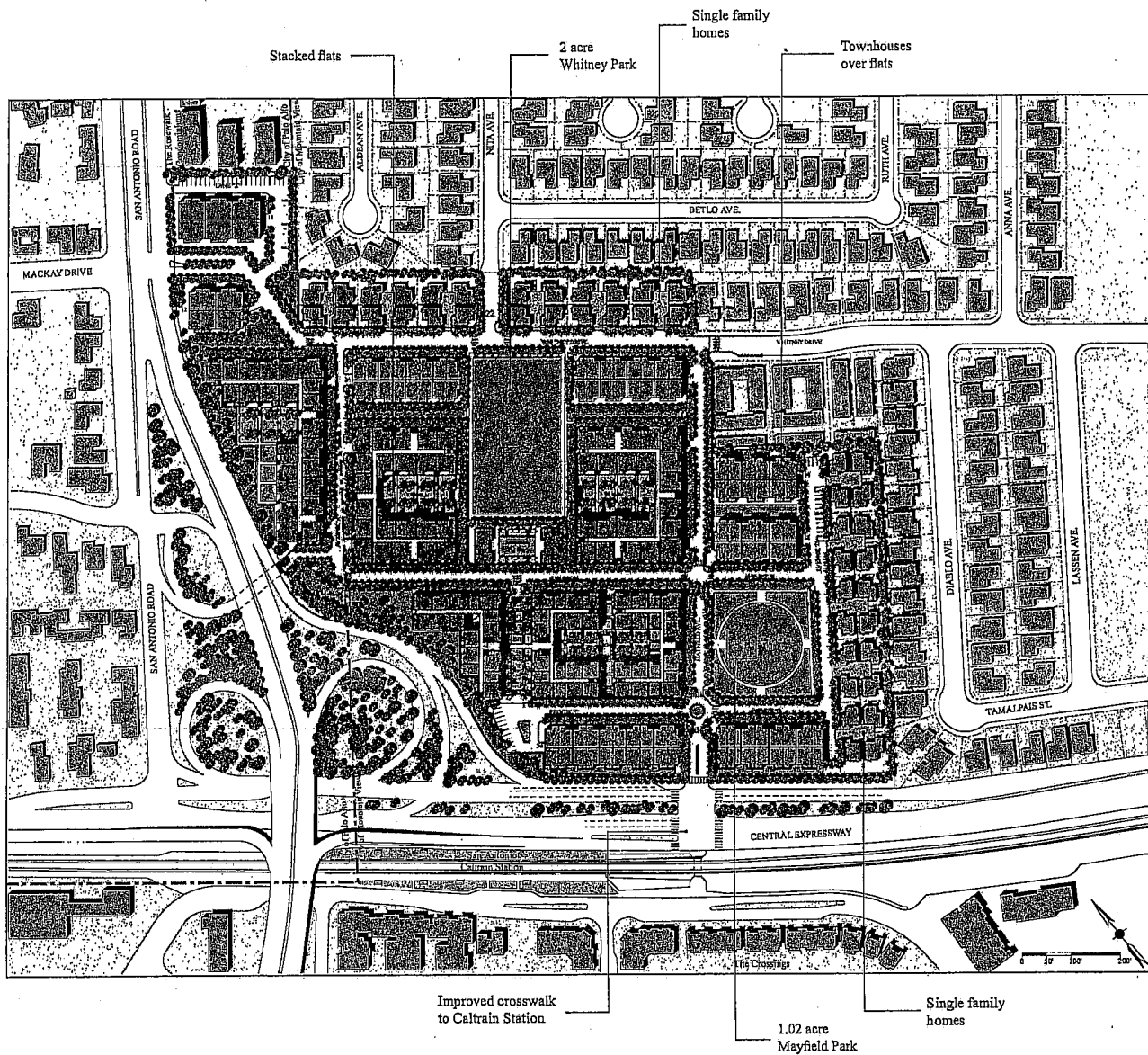
Mountain View:		Palo Alto:	
Stacked Flats (Large)	176	Stacked Flats (Large)	69
Stacked Flats (Small)	174	Stacked Flats (Small)	0
Townhouse over Flat	138	Townhouse over Flat	30
Single Family Detached	42	Single Family Detached	2
Sub-Total	530	Sub-Total	101

OPEN SPACE

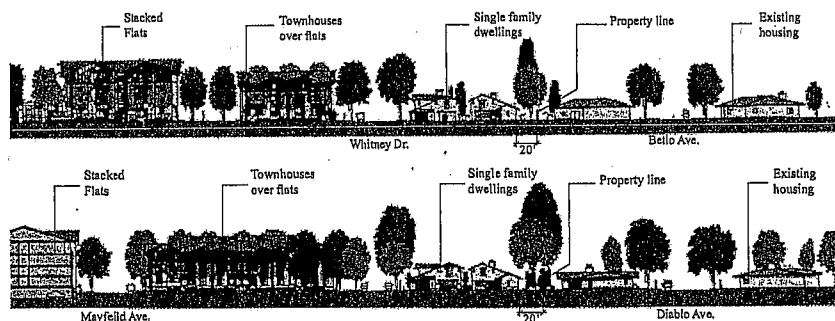
Mountain View:		Palo Alto:	
Whitney Park	2.10 Ac	Sub-total	0.35 Ac
Mayfield Park	1.10 Ac		
Sub-total	3.20 Ac		

TOTAL UNITS : **631 Dwellings**

TOTAL OPEN SPACE : **3.55 Acres**



Site Plan



Site sections

HOUSING UNITS

Mountain View:
 Stacked Flats (Large) 176
 Stacked Flats (Small) 174
 Townhouse over Flat 138
 Single Family Detached 42

Sub-Total 530

Palo Alto:
 Stacked Flats (Large) 69
 Stacked Flats (Small) 0
 Townhouse over Flat 30
 Single Family Detached 2

Sub-Total 101

TOTAL UNITS: 631

OPEN SPACE

Mountain View:
 Whitney Park 2.10 Ac
 Mayfield Park 1.10 Ac
 Sub-total 3.20 Ac

Palo Alto
 Sub-total 0.35 Ac

TOTAL OPEN SPACE: 3.55 Ac



Alternative 1—Single-Family Focus

This alternative can be either all single-family or a combination of single-family and attached rowhouses. It is called "Single-Family Focus" because each housing unit sits on its own lot and is separately owned. The overall density is 9 to 11 units per acre, and the density of the Mountain View portion is 6 to 9 units per acre. These densities are lower than most of the City's small-lot single-family developments (about 10 units per acre).

Alternative 1
Single Family Focus

Housing Type	1A (All single-family)	1B (Some Rowhouses)
Single-family (same as Monta Loma)	45	45
Small-lot single-family	95	40
Rowhouses		105
Total—Mountain View	140	190
Palo Alto condominiums	100	100
Total—both cities	240	290
Maximum park dedication requirement—Mtn. View	1 acre	1.3 acre

There would be standard single-family lots on the edges adjacent to the existing single-family houses. These single-family lots would be similar to the adjacent Monta Loma lots (which are about 5,000 square feet) and would have standard R1 height limits (two-story maximum), setbacks (rear is a minimum of 15 feet for the first story and 20 feet for the second story), Floor Area Ratios (0.45:1) and maximum square footage (2,250 square feet) for 5,000 square-foot lots.

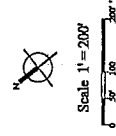
In the middle of the site, there would be more single-family lots (like the ones adjacent to the neighborhood) as well as small-lot single-family lots. The remainder of the site would be taken up by small-lot single-family lots (under Alternative 1A), or a mix of small-lot single-family and rowhouses (Alternative 1B) with the rowhouses next to Central Expressway. The rowhouses are a unit type that can help buffer traffic noise. The small lots would typically average around 3,000 to 4,000 square feet and houses would typically be two stories. They would generally follow the City's standards for small-lot single-family development, including an approximate density of 10 units per acre. Rowhouses would be attached and would likely be two stories over a partially depressed garage (2 and ½ stories). The density would be up to about 25 units per acre. Each is individually owned.

ALTERNATIVE 1A:

HOUSING TYPE	
Single Family	45 DUs
Small Lot Single Family	95 DUs
Town Houses	0 DUs
Row Houses	0 DUs
Multi-family (Stacked Flats)	0 DUs
TOTAL	140 DUs

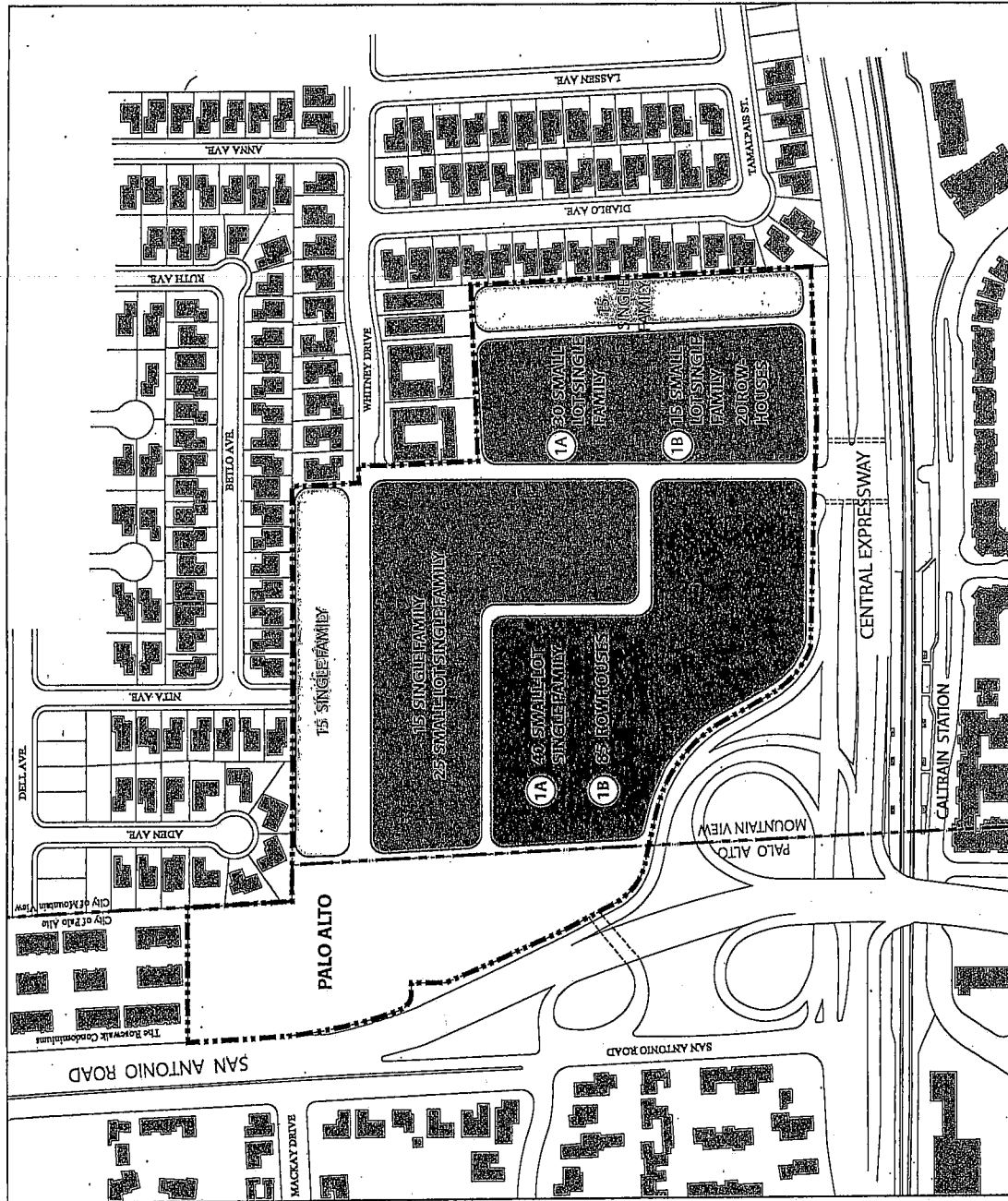
ALTERNATIVE IB:

HOUSING TYPE		DUs
Single Family	45	DUs
Small Lot Single Family	40	DUs
Town Houses	0	DUs
Row Houses	105	DUs
Multi-family (Stacked Flats)	0	DUs
TOTAL	190	DUs



CITY OF MOUNTAIN VIEW

November 10, 2004



Alternative 2—Single-Family Transitioning to Multi-Family

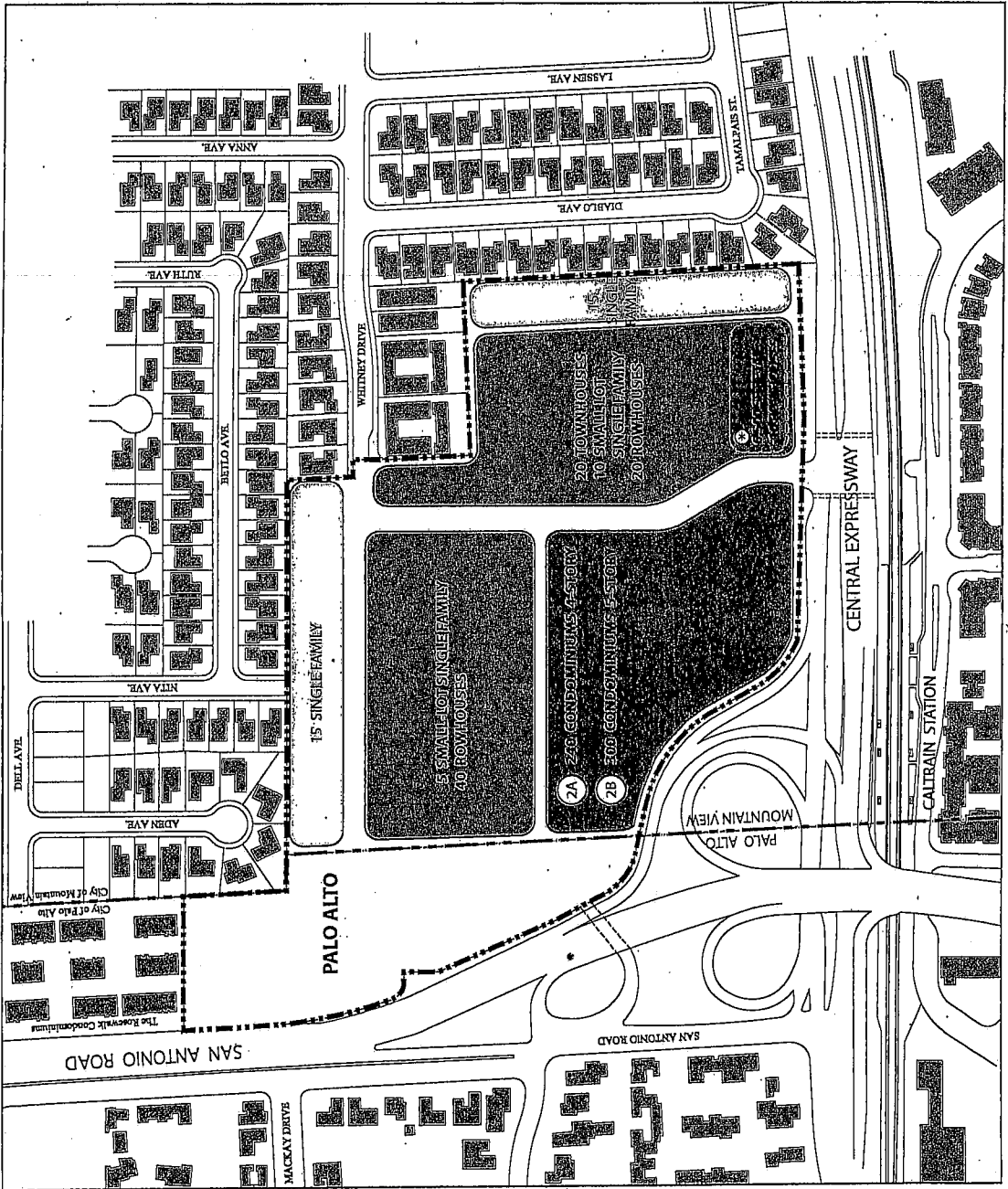
Of the three alternatives, this one offers the greatest mix of housing unit types. Compared to the Developer's Proposed Project, more of the site is devoted to townhouses and rowhouses rather than three- and four-story condominium buildings. The overall density of the site is 17 to 19 units per acre, and the Mountain View portion is 17 to 19 units per acre. This is lower than the average density of the Crossings (which is about 21.5 units per acre) and higher than the average density of Whisman Station (which is about 14.5 units per acre).

Alternative 2 Single-Family Transitioning to Multi-Family

Housing Type	2A (4-story condos on Central)	2B (5-story condos on Central)	2 Retail (5-story condos on Central)
Single-family (same as Monta Loma)	30	30	30
Small-lot single-family	15	15	15
Townhouses	20	20	20
Rowhouses	60	60	50
Condominiums	240	300	300
Total—Mountain View	365	425	415
Retail floor area			6,500 s.f.
Palo Alto Condominiums	100	100	100
Total—both cities	465	525	515
Maximum park dedication require- ment—Mtn. View	2.3 acres	2.6 acres	2.5 acres

As with Alternative 1, the edges of the site would be standard single-family like the adjacent Monta Loma houses (similar lot sizes, setbacks and height limits). The middle sections would transition from small-lot single-family across from the proposed single-family to a combination of small-lot single-family houses; townhouses and rowhouses. The sections closest to San Antonio Road would be either four-story condominium buildings (Alternative 2A) or five-story condominiums (Alternative 2B). This site layout is sometimes referred to as a "feathering" of density with the lowest densities closest to the existing neighborhood and gradually increasing densities as one moves toward the major roadways.

Rowhouses would be like those described under Alternative 1. Townhouses are generally a somewhat lower density (about 12-14 units per acre) and lower height (two stories). The condominium buildings would have parking garages beneath them. Under one alternative (2 Retail), there could be about 6,500 square feet of retail service space. The retail could also be combined with Alternatives 1 and 3.



ALTERNATIVE 2:
Single Family transitioning
to Multi-Family

ALTERNATIVE 2A:

HOUSING TYPE	DUs
Single Family	30
Small Lot Single Family	15
Town Houses	20
Row Houses	60
Multi-family (Stacked Flats)	240
TOTAL	365
	DUs

ALTERNATIVE 2B:

HOUSING TYPE	DUs
Single Family	30
Small Lot Single Family	15
Town Houses	20
Row Houses	60
Multi-family (Stacked Flats)	300
TOTAL	425
	DUs

ALTERNATIVE 2: RETAIL

⊙ 6500 sf. Retail with 10 less Rowhouses



CITY OF MOUNTAIN VIEW

November 10, 2004

Alternative 3—Multi-Family Focus

This alternative has the highest number of units. They would be a mix of either single-family houses (3A) or rowhouses (3B) along the edges closest to the existing single-family houses and various combinations of rowhouses and multi-story condominium buildings elsewhere on the site. The overall density of the site is 25 to 30 units per acre, and the density of the Mountain View portion is 26 to 32 units per acre.

Alternative 3 Multi-Family Focus

Unit Type	3A (SF on edge; 4-story condos on Central)	3B (Rowhouses on edge; 4- story condos on Central)
Single-family (same as Monta Loma)	30	0
Rowhouses	0	60
Condominiums	540	650
Total—Mountain View	570	710
Palo Alto condominiums	100	100
Total—both cities	670	810
Maximum park dedication requirement—Mtn. View	3.5 acres	4.3 acres

As the site plan shows, a variety of combinations of unit types are possible under this alternative. At the lowest end of the range, there would be single-family houses next to the existing single-family neighborhood and three- and four-story condominium buildings elsewhere on the site with four-story buildings closer to Central Expressway. At the highest end of the range, there would be rowhouses next to the existing single-family houses and a combination of three-, four- and five-story condominium buildings elsewhere on the site, with the five-story buildings closest to Central Expressway.

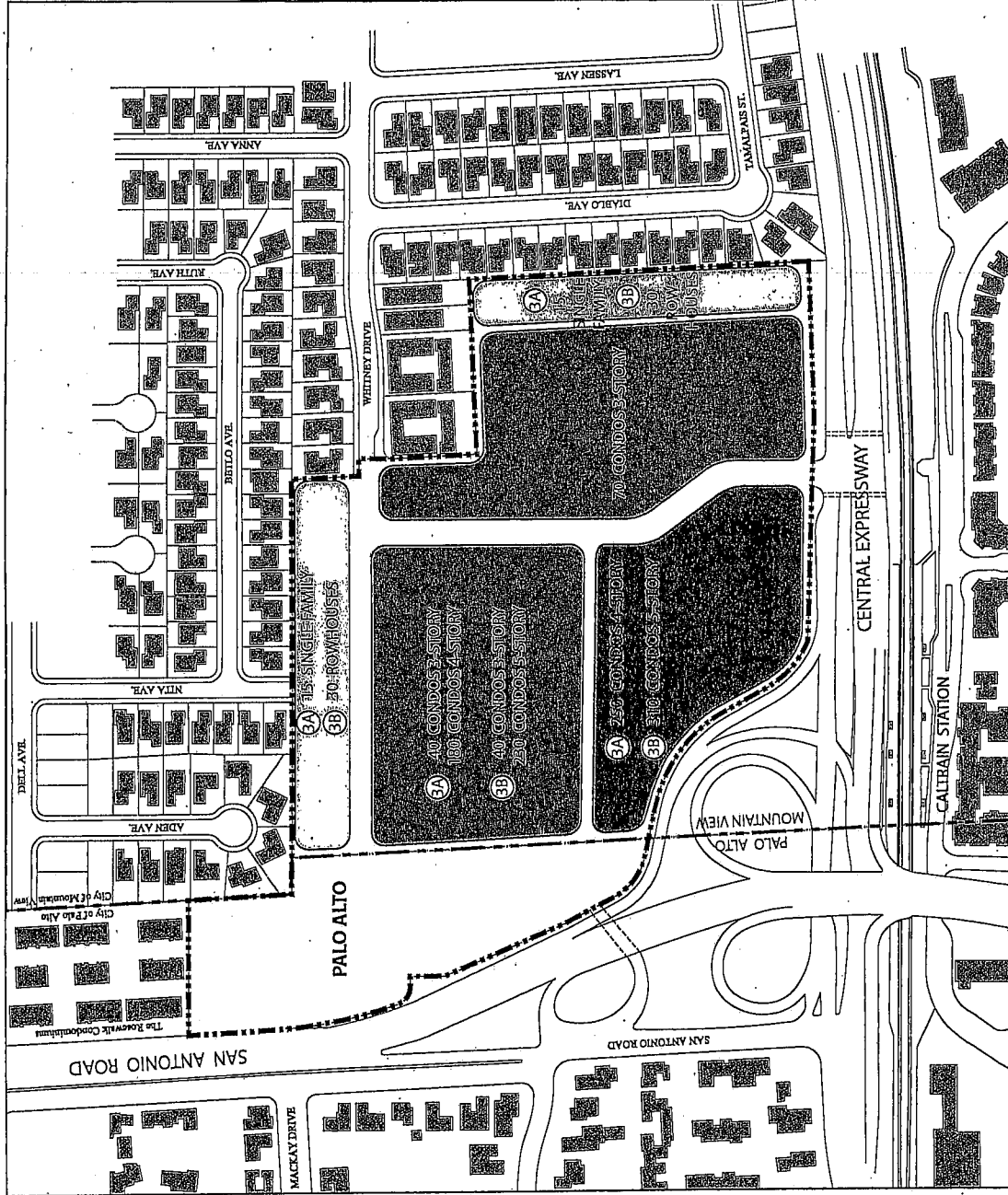
ALTERNATIVE 3: Multi-Family Focus

ALTERNATIVE 3A:

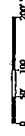
HOUSING TYPE		
Single Family	30	DUs
Small Lot Single Family	0	DUs
Town Houses	0	DUs
Row Houses	0	DUs
Multi-family (Stacked Flats)	540	DUs
TOTAL	570	DUs

ALTERNATIVE 3B:

HOUSING TYPE		
Single Family	0	DUs
Small Lot Single Family	0	DUs
Town Houses	0	DUs
Row Houses	60	DUs
Multi-family (Stacked Flats)	650	DUs
TOTAL	710	DUs



Scale 1" = 200'



CITY OF MOUNTAIN VIEW

November 10, 2004

No Project Alternative (Existing Zoning)

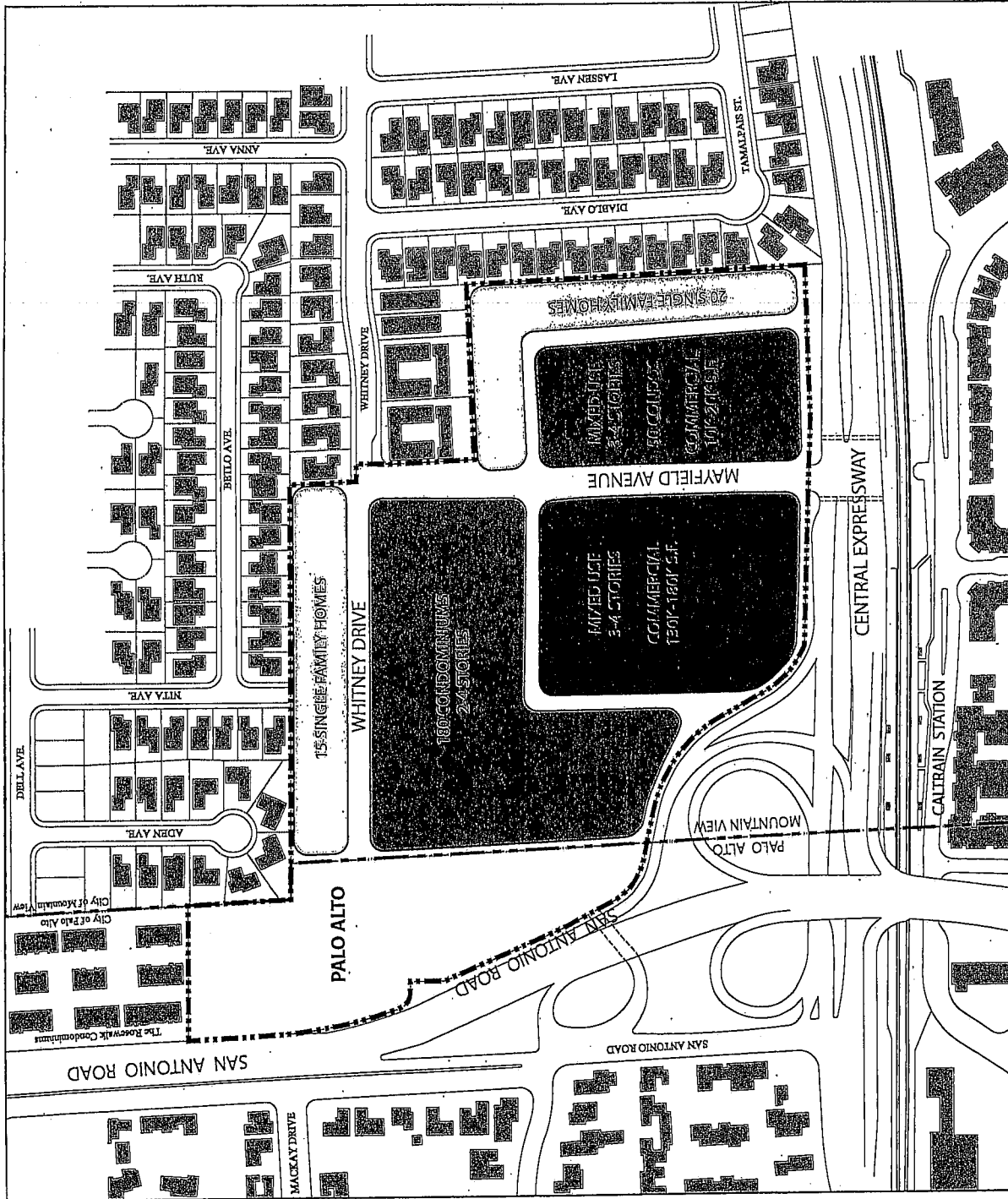
This alternative is to keep the zoning the way it is. Called the "No Project" alternative, is automatically studied in the EIR. The current zoning is the Mayfield Mall Precise Plan which allows offices, research and development and light industrial uses "as generally allowed in the ML (Limited Industrial) zone district." It also allows other industrial uses excluding heavy manufacturing or operations which require the use of toxic or explosive materials. Commercial uses that support office tenants or the surrounding neighborhood are also allowed. There are 520,000 square feet in the three existing buildings. Two of the buildings are connected and are 30 and 58 feet tall. The third building on the opposite of Mayfield Avenue is 15 feet high.

Another 120,000 square feet is allowed (subject to special guidelines). A Planned Community Permit and environmental and design review would be required for approval of the additional floor area. The Mayfield Mall Precise Plan does not specify development standards such as height and setbacks from property lines. It does call for generous landscaping.

The EIR will evaluate both re-occupying the existing buildings and adding more floor area since it is allowed under the zoning.

Comprehensive Mixed Use

RESIDENTIAL	35 DUs
Single Family	230 DUs
Condominiums	265 DUs
TOTAL UNITS	265 DUs
MIXED USE	150,000-
COMMERCIAL	200,000 S.F.
TOTAL	



Scale 1" = 200'

CITY OF MOUNTAIN VIEW

January 12, 2005

Attachment 8

contribute funds toward defraying the cost of an at-grade crossing or other improvements associated with the crossing problem. The owner shall also agree to dedicate land needed for any future crossing landing. The amount of any required funds and/or land dedication shall be determined by the City.

VIII. Administration, Special Commitments and Procedures

Master Development Plan

Prior to any conversion from a regional shopping center to administration offices, R&D or manufacturing, the property owner must obtain approval of a Master Development Plan (MDP) for the property. Appropriate aspects of the MDP shall be prepared by a competent, recognized architect and site designer. The Master Development Plan shall be a working tool for evaluation of the proposed change of use from regional commercial and will require analysis of alternative approaches, site plans and designs. The Plan shall include at a minimum the following elements:

- A. A complete site plan at a scale of 1" = 100' or larger, showing:
 - The entire site, including lands in Palo Alto and all public streets which surround or traverse the site.
 - All buildings, landscape areas, parking, driveways and sign locations.
- B. A site analysis summarizing land area, floor areas, parking, site coverage, landscaping and other data related to the site.
- C. A floor area analysis of all interior space delineating the size, use and estimated employee count for each area.
- D. A parking analysis of all on-site parking spaces and demand for the uses on the entire 27-acre site.
- E. Elevations of the existing building and any proposed changes. Alternative design studies may be required.
- F. A master sign program, including the proposed project name, which must be specifically approved.
- G. Develop commitment to widen Nita Avenue in the future, if deemed necessary by the City.

- H. Complete description and explanation of standards, lease provisions and procedures for control of hazardous materials.
- I. Procedures for approval by the Fire Chief and Building Official (or their designee) of uses or changes to uses which may involve use of hazardous materials or objectionable processes, as determined by the City.
- J. Procedures for establishing various uses not involving hazardous materials. Such other uses will likely necessitate some form of City oversight review, ranging from only a business license for administrative offices and commercial uses to some uses requiring SPAR review and other uses, which may require a Planned Community Permit issued by the Zoning Administrator following a public hearing. It will be incumbent upon the applicant to prove that the proposed use will not be injurious to the health, safety and welfare of the community. The Zoning Administrator may establish appropriate conditions to assure this end.
- K. Procedures for approval of signs, minor site changes and minor building alterations that are in conformity, which may be authorized administratively by the Zoning Administrator without the necessity of issuance of a Planned Community Permit or a public hearing.
- L. Details and criteria to minimize screen and muffle noise which may emanate from the project.
- M. Owner recordation of agreements, first approved by the City Attorney, clearly acknowledging that the special owner obligations reflected herein are to run with the land and apply equally to subsequent owners, heirs, etc.
- N. Commitments whereby the owner will, according to some procedure, amount and timetable approved by the City, provide ongoing compensation to the City for costs reasonably associated with reviewing, monitoring and enforcing provisions of this Plan.
- O. Plans for major site and architectural upgrading, with special attention to design excellence. Said plans shall include an entrance plaza (incorporating suitable, approved sculpture or other notable art works) with a Central Expressway/Mayfield Avenue orientation.
- P. A program for ensuring, through owner payments, that there is no net loss of revenue to the City as a result of conversion. This formula is generally expected to take into account the difference between revenues enjoyed by the City from the retail mall, and those which occur, or are projected to occur, from the converted development. The preconversion base shall take into

account several representative years, not just the latest year. Calculation of the postconversion revenues may take into account reasonable credits, such as new City revenues resulting from new construction elsewhere to accommodate displaced tenants, but not revenue from displaced tenants who occupy preexisting space. Efforts shall be made to arrive at a simple formula/procedure, perhaps relying on estimates, rather than devising complex, ongoing accounting processes. The objective is an in-lieu payment to the City reflecting the total amount of estimated revenue lost to the City over the estimated remaining useful life of the shopping mall. While the concept of this in-lieu payment was offered by the owner as consideration in the conversion proposal, the Council must approve the final arrangement in all aspects (e.g., content, duration, assurances, etc.).

This initial Master Development Plan shall be reviewed by the Zoning Administrator and approved by the City Council. Any subsequent, substantial changes to that Plan shall be similarly reviewed, although minor modifications to that Plan could be approved by the Zoning Administrator's public hearing process.

PREPLAN-1
MayfieldMall-PP^

Excerpts

November 17, 2004

Environmental Planning Commission Report

Parks and Street Alignment Options

13).⁶ The study focused on five nearby intersections, including entrances to the site, to assess potential impacts at peak-hours (morning and evening). The findings are very general at this stage. Of the six alternatives studied, the Single-Family Focus alternative would generate the least traffic (147 AM peak hour trips and 183 PM peak hour trips), and the other residential alternatives would generate between 200 and 320 trips at these times of day. The office alternative (no change in zoning), would generate the most traffic (814 AM peak-hour and 782 PM peak hour trips). The three major intersections assessed in this study (San Antonio/Middlefield, Central/Rengstorff and San Antonio/California) would all be impacted by additional traffic from this site, although the impacts vary with use.

The traffic study is very preliminary and does not include information on other projects that are likely to be built in the area. A full Traffic Impact Analysis (TIA) will be prepared pursuant to the guidelines established by the Santa Clara County Congestion Management Agency as part of the EIR. It will factor in "approved projects" in the area and will estimate intersection Levels of Service (LOS) if everything is built. It will propose specific mitigation measures and evaluate likely LOS if they are built.

Conclusions on Housing Alternatives

The Commission should choose two alternatives, in addition to the Developer's Proposed project and the existing zoning (No Project Alternative), for study in the EIR. In making the selection, the Commission may wish to eliminate the alternatives (or sub-alternatives) that appear to have the least likelihood of being selected as the zoning for the site. Another consideration is that the City Council cannot approve any zoning designation that allows a higher intensity (more units or square feet) than has been studied in the EIR. Therefore, EIRs usually study the most intense use that has the potential for being approved (usually referred to as the "worst case" scenario).

If the Commission recommends more than two alternatives, the costs and complexity of the EIR will increase.

PARK OPTIONS

Mountain View has a park dedication ordinance that requires new residential development to dedicate (donate) land for a public park or contribute fees in lieu of park land. The park dedication requirement (park acreage or in lieu fees) increases with the total number of units. Because of the size of the Mayfield site, all residential development alternatives are assumed to include public parks. If the developer donates land only, the park land would range between 1 and 4.3 acres depending on the number of housing units. However, under the ordinance, the City Council could also allow the developer to pay fees in lieu of donating park land. For example, the City Council could allow a part of the park dedication requirement to be met with in

⁶ Work on the traffic study began before housing unit counts for each of the alternatives had been finalized, so there are some differences in unit counts but they are not large. Also, the traffic study was based on the highest number of units or square feet proposed under each alternative.

lieu fees to cover the costs of developing the park (landscaping, playground equipment, picnic tables, etc.). The City's policy is to give priority to spending in lieu fees in the planning area in which they are generated (in this case, the Monta Loma neighborhood). It is also possible under the ordinance for the developer to get credit for some private open space areas, which would reduce the public park land dedication requirement.

The estimates of park land in this report are all maximums with no reductions for substitution of in lieu fees or private open space credit. (See Attachment 14 for a comparison of park acreages under the alternatives. See Attachment 15 for more information on the park dedication ordinance).

There are three options for public parks:

1. One larger centrally-located park;
2. Two smaller parks with longer edges aligned along major internal streets —Mayfield and Whitney/Nita (as with the Developer's Proposed Project); or
3. Two smaller parks aligned along the major streets (Mayfield and Whitney/Nita).

Any of these options could be combined with any of the housing alternatives.

The Commission may wish to express its park location and size preferences at this time. Alternatively, staff and the City's urban design consultants will develop site plans incorporating parks once the Council has approved the alternatives.

Policy Considerations

The stronger neighborhood preference is for two smaller parks rather than one large park. Residents noted a larger park could draw residents from outside the area which could mean more noise, traffic and parking needs. On the other hand, one larger park may be less costly to maintain and could provide regulation play fields not possible in smaller parks.

STREET ALIGNMENT OPTIONS

Currently, the only continuous public street on the site is Mayfield Avenue which connects Central Expressway with Whitney Drive. Nita Avenue is a public street that enters the site from San Antonio Road in Palo Alto, but the public street terminates at the city boundary line. An access easement (roadway) continues across the rear (north side) of the site providing access to Nita Avenue in Mountain View. For the purposes of this discussion, the access easement will be referred to as the Whitney/Nita connector road. (See Attachment 19 for existing streets.

There are also several alternative street alignments:

1. Maintain the current street alignments except that a new public street connects Nita Avenue and Whitney Drive.
2. Maintain the current street alignments and intersections except that:
 - A new public street connects Nita Avenue and Whitney Drive.
 - The intersection of Nita and San Antonio Road is moved to the south about 50 feet.
 - Mayfield Avenue has a curved alignment.

Again, the Commission may wish to express its street alignment preferences at this time. Alternatively, staff and the City's urban design consultants can develop site plans incorporating preferred alignments. In all cases, the City will be evaluating appropriate traffic calming devices at the Nita Avenue and Whitney Drive access points to the neighborhood, and within the existing neighborhood.

Policy Considerations

Most residents preferred maintaining the current curved connection of Nita Avenue to San Antonio Road. The curve could be maintained even if the intersection is moved south for about 50 feet. The traffic and engineering impacts of moving the intersection would be studied in the EIR. Neighborhood residents also generally preferred curvilinear streets. However, by moving the Nita Avenue intersection to the south, the curve can be maintained, but the area to the north (in Palo Alto) is enlarged and creates a better building site. Curving Mayfield Avenue may slow traffic exiting Central Expressway.

The EIR will evaluate potential neighborhood traffic impacts and will recommend traffic calming devices as mitigation measures if they can be expected to reduce impacts on the neighborhood.

~~PROCESS FOR REVIEWING DEVELOPMENT APPLICATIONS~~

~~As noted at the beginning of this report (page 3), the City Council approved a work program for processing the applications from Toll Brothers, Inc., for General Plan and Precise Plan amendments and a Planned Community Permit. The work program has proceeded to the point at which the EPC is recommending alternatives for study in the EIR (see Attachment 4, Process Flow Chart). After the Commission has made recommendations on December 1, the Council is expected to take action on them in January. The remainder of the approved work program is generally as follows:~~

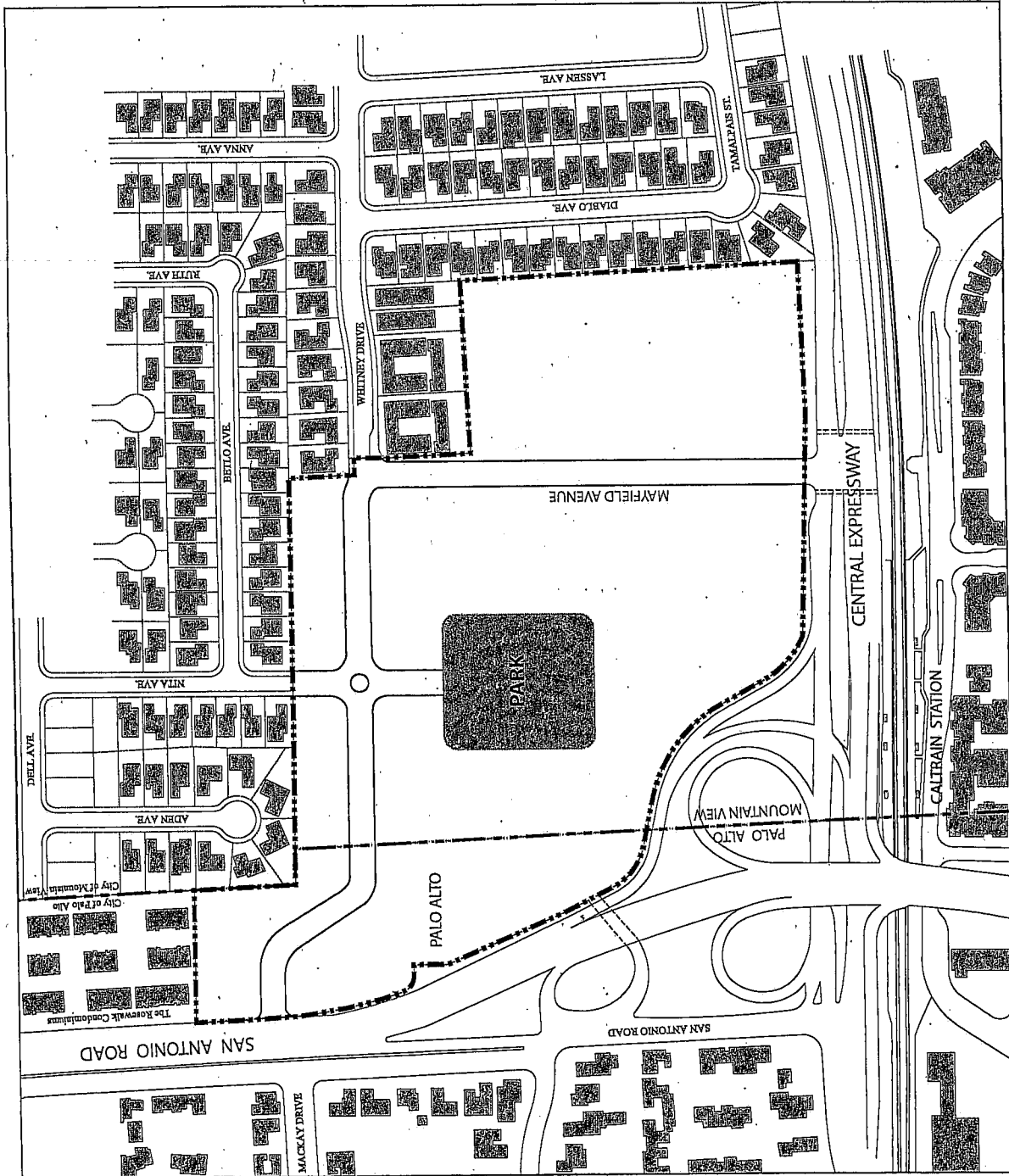
- ~~• Between February and approximately June, 2005, the EIR and the Precise Plan will be in preparation. After that, public hearings will begin on the Draft EIR and the Precise Plan amendments. Under the approved work program (the concurrent process), the Development~~

PARKS **Option I**

FEATURES:

* One large centrally located park.

** Note: Size of the park(s) will depend on the number of units in the alternative.



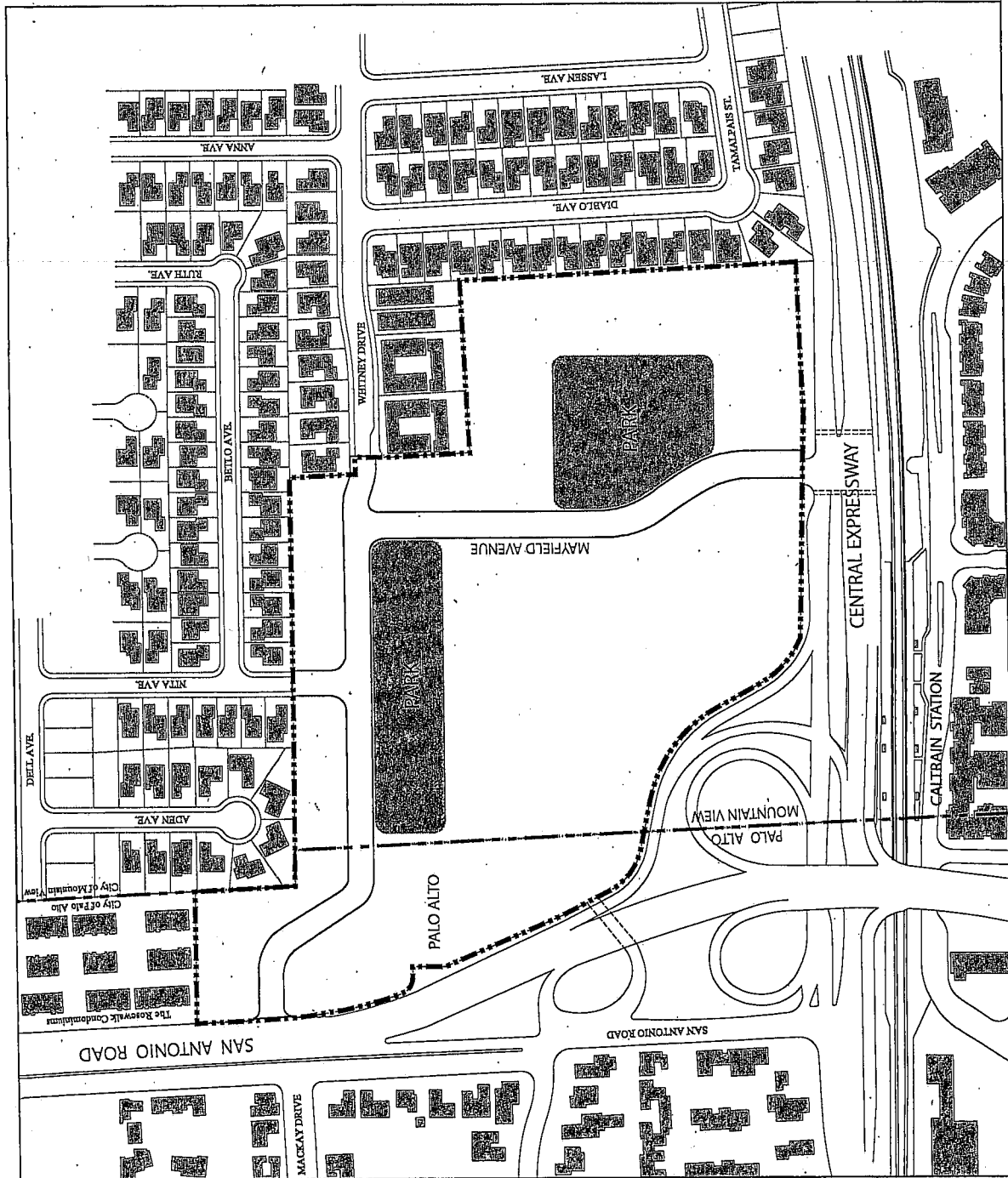
CITY OF MOUNTAIN VIEW

November 10, 2004

PARKS **Option 2**

FEATURES:

- * Two smaller parks with longer edges aligned along major internal streets
- * Note: Size of the park(s) will depend on the number of units in the alternative.



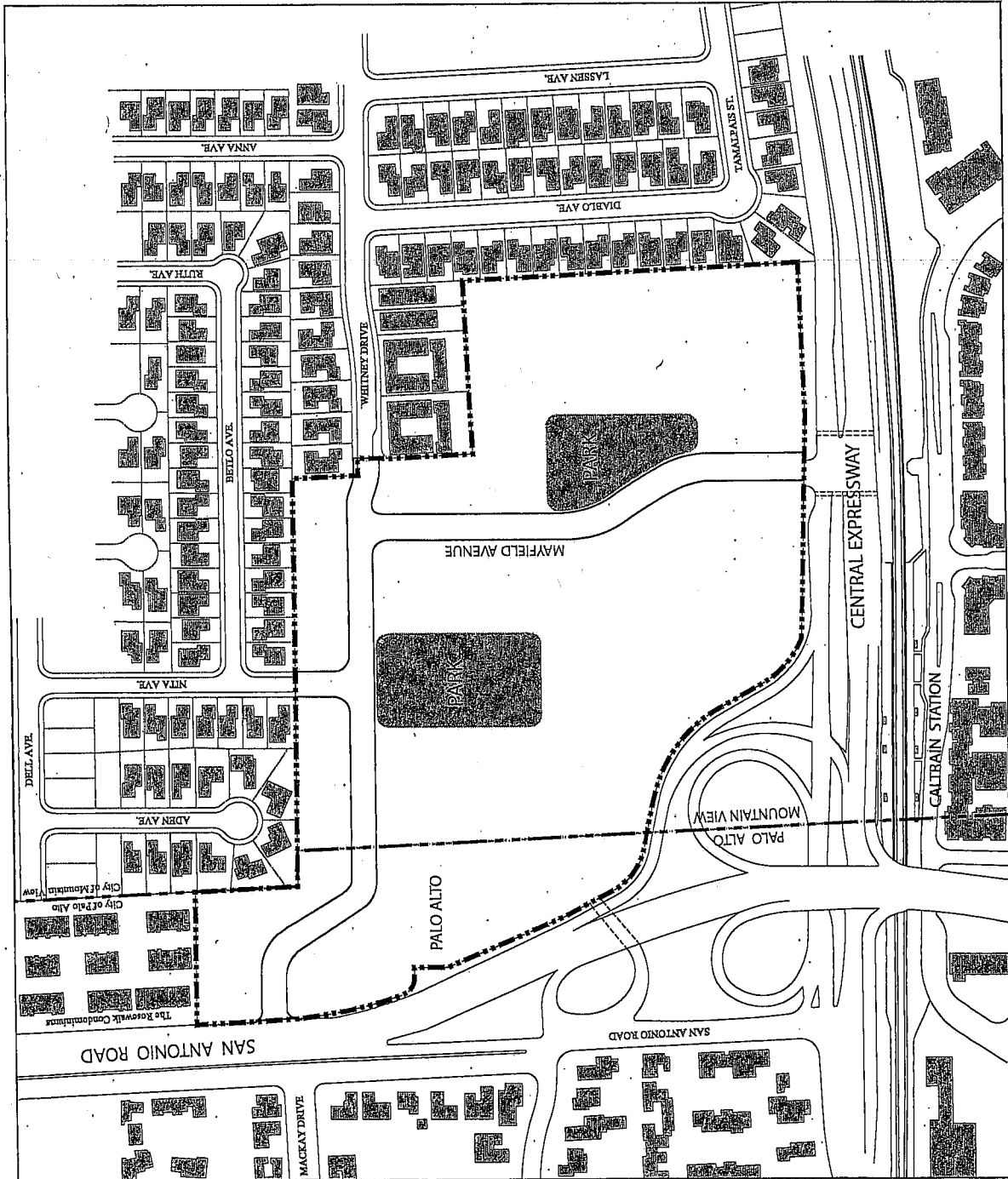
CITY OF MOUNTAIN VIEW

November 10, 2004

PARKS **Option 3**

FEATURES:

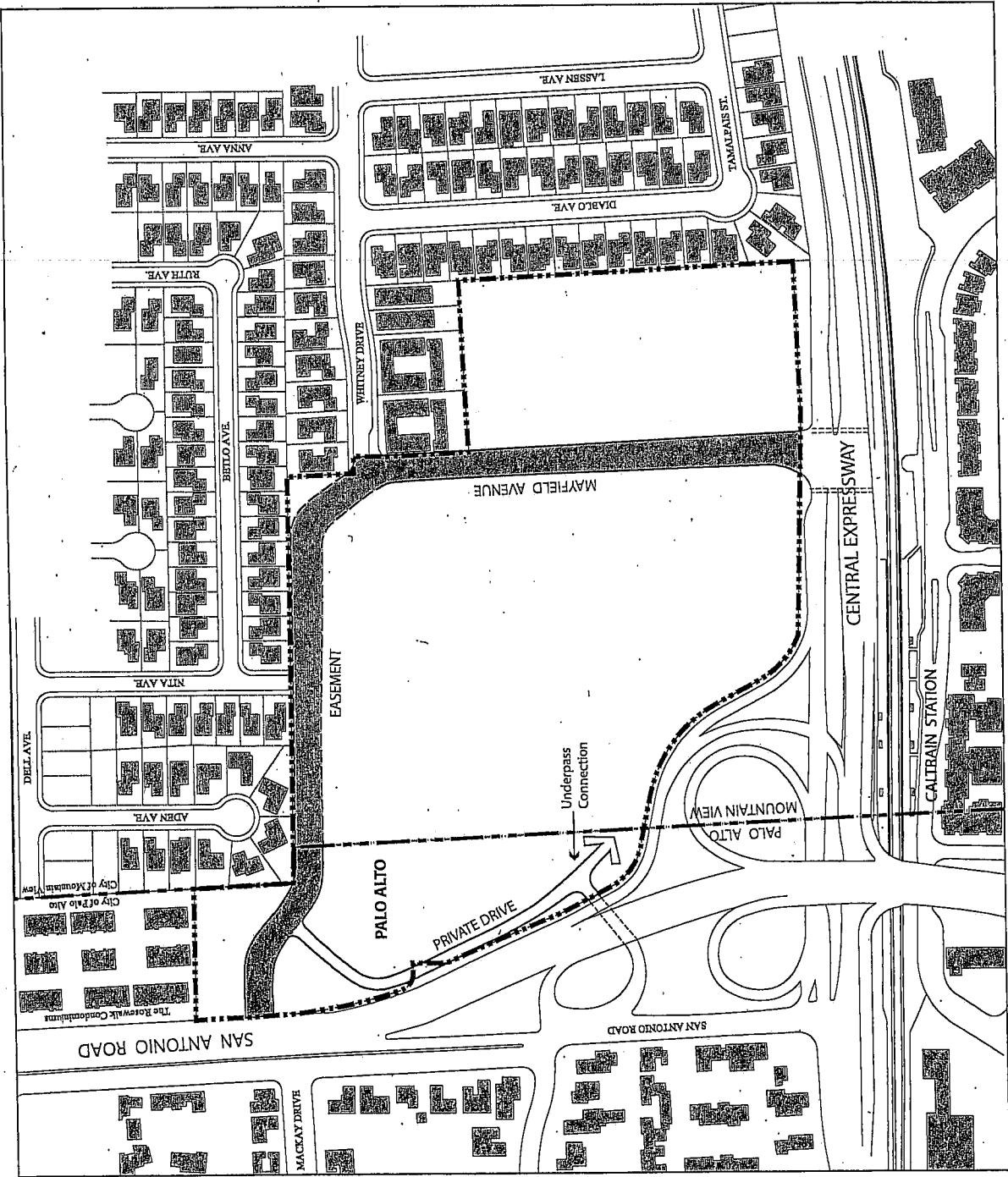
- * Two smaller parks aligned along major streets.
- * Note: Size of the park(s) will depend on the number of units in the alternative.



CITY OF MOUNTAIN VIEW

November 10, 2004

STREET LAYOUT
Existing Condition



- (E) PUBLIC ROAD
- (E) EASEMENT
- (E) PRIVATE CIRCULATION

Scale 1" = 200'
0 50 100 200'

CITY OF MOUNTAIN VIEW
November 10, 2004

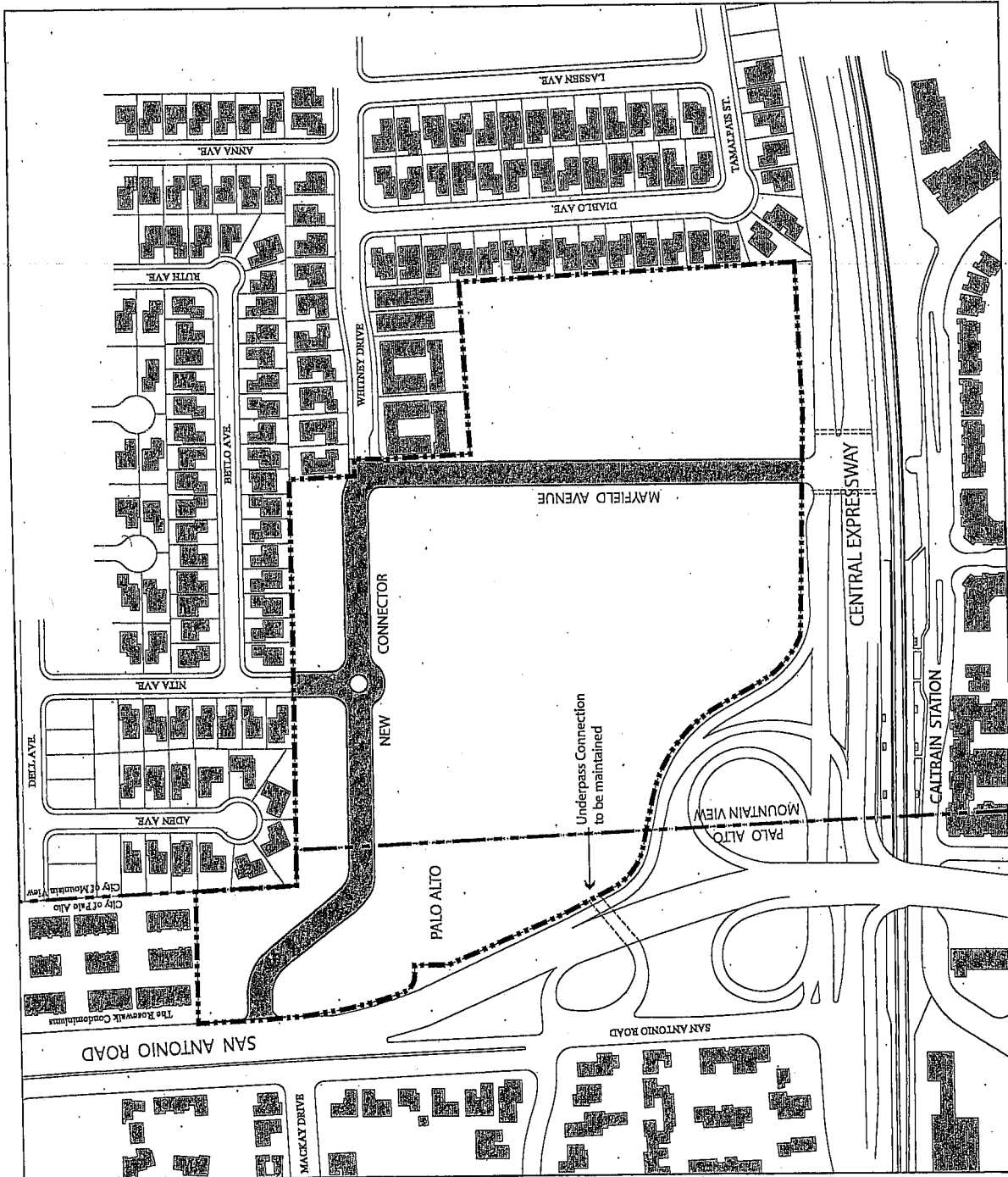
STREET LAYOUT Option 1

FEATURES:

All Public Street alignments and intersections maintained, except that:

* New public street connects Nita Avenue and Whitney Drive.

* Note: Traffic Calming would be incorporated into detail design.



CITY OF MOUNTAIN VIEW

November 10, 2004

STREET LAYOUT Option 2

FEATURES:

All Public Street alignments and intersections maintained, except that:

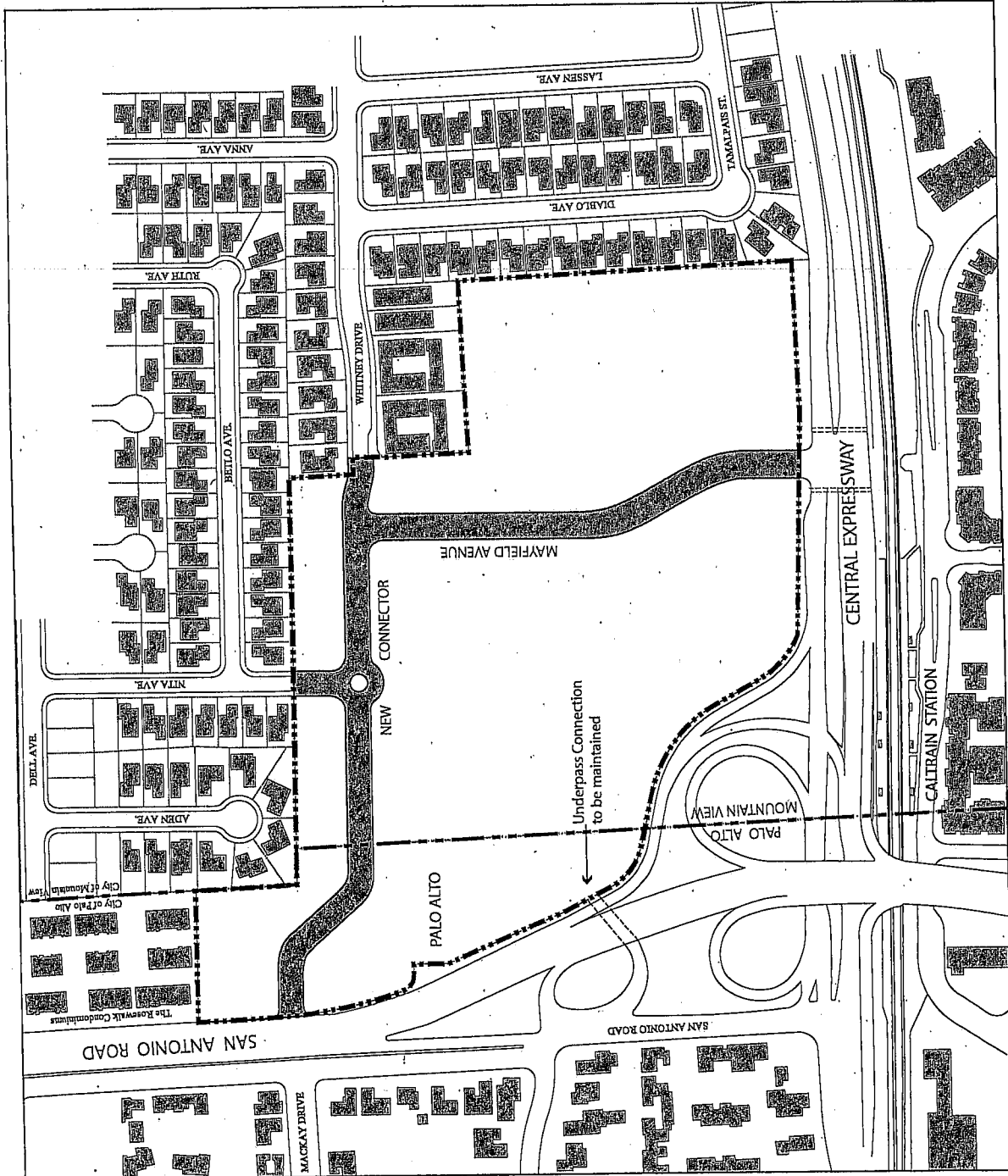
- * The Intersection at San Antonio Road is moved south.
- * New public street connects Nita Avenue and Whitney Drive.
- * Mayfield Avenue has a curved alignment.
- * Note: Traffic Calming would be incorporated into detail design.



Scale 1" = 200'
0 50 100 200'

CITY OF MOUNTAIN VIEW

November 10, 2004



Density of Bay Area Cities -- 2000 Census

Data Compiled by ABAG

	Jurisdiction	Land Area	Water Area	Land - Square Mile	Water - Square Mile	Total Population	Population Density
1	San Francisco	120,938,107	479,723,545	46.69	185.22	776,733	16,634.4
2	Daly City	19,584,146	0	7.56	0.00	103,621	13,703.8
3	San Pablo	6,673,249	0	2.58	0.00	30,215	11,726.9
4	East Palo Alto	6,596,178	56,632	2.55	0.02	29,506	11,585.5
5	Berkeley	27,088,857	18,769,384	10.46	7.25	102,743	9,823.3
6	Albany	4,406,416	9,748,191	1.70	3.76	16,444	9,665.4
7	Foster City	9,733,253	41,891,524	3.76	16.17	28,803	7,664.4
8	San Mateo	31,643,673	9,683,103	12.22	3.74	92,482	7,569.5
9	San Bruno	14,146,419	0	5.46	0.00	40,165	7,353.6
10	Oakland	145,183,672	57,234,644	56.06	22.10	399,484	7,126.6
11	Campbell	14,519,964	256,431	5.61	0.10	38,138	6,802.8
12	South San Francisco	23,362,698	53,651,973	9.02	20.72	60,552	6,712.8
13	Alameda	27,960,382	31,522,170	10.80	12.17	72,259	6,693.4
14	Rohnert Park	16,663,896	0	6.43	0.00	42,236	6,564.5
15	Suisun City	10,389,507	108,841	4.01	0.04	26,118	6,510.9
16	Burlingame	11,226,416	4,393,684	4.33	1.70	28,158	6,496.2
17	Piedmont	4,371,537	0	1.69	0.00	10,952	6,488.7
18	Millbrae	8,323,929	39,047	3.21	0.02	20,718	6,446.4
19	El Cerrito	9,441,108	0	3.65	0.00	23,171	6,356.5
20	San Leandro	33,996,324	6,296,440	13.13	2.43	79,452	6,053.0
21	Sunnyvale	56,814,917	1,794,420	21.94	0.69	131,760	6,006.5
22	Mountain View	31,243,870	446,259	12.06	0.17	70,708	5,861.4
23	Emeryville	3,156,884	1,829,152	1.22	0.71	6,882	5,646.2
24	Santa Clara	47,629,554	0	18.39	0.00	102,361	5,566.2
25	Belmont	11,721,636	21,240	4.53	0.01	25,123	5,551.1
26	San Jose	452,894,941	8,585,389	174.86	3.31	894,943	5,117.9
27	San Carlos	15,322,968	25,944	5.92	0.01	27,718	4,685.1
28	Pleasant Hill	18,354,609	0	7.09	0.00	32,837	4,633.6
29	Milpitas	35,126,374	161,258	13.56	0.06	62,698	4,622.9
30	Cupertino	28,333,448	5,607	10.94	0.00	50,546	4,620.5
31	San Anselmo	7,113,853	0	2.75	0.00	12,378	4,506.5
32	Los Altos	16,448,118	0	6.35	0.00	27,693	4,360.7
33	Sebastopol	4,864,780	0	1.88	0.00	7,774	4,138.8
34	Napa	45,836,158	237,748	17.70	0.09	72,585	4,101.4
35	Concord	78,052,655	0	30.14	0.00	121,780	4,041.0
36	Belvedere	1,386,708	4,884,958	0.54	1.89	2,125	3,968.9
37	Petaluma	35,738,964	270,879	13.80	0.10	54,548	3,953.1
38	Redwood City	50,446,268	39,075,121	19.48	15.09	75,402	3,871.3
39	Vallejo	78,184,284	48,078,637	30.19	18.56	116,760	3,867.9
40	San Ramon	29,992,118	26,495	11.58	0.01	44,722	3,862.0
41	Sausalito	4,927,384	871,942	1.90	0.34	7,330	3,852.9
42	Larkspur	8,116,555	349,069	3.13	0.13	12,014	3,833.7
43	Santa Rosa	103,924,571	638,832	40.13	0.25	147,595	3,678.3
44	Pinole	13,464,457	20,915,616	5.20	8.08	19,039	3,662.3
45	Pittsburg	40,404,412	3,165,228	15.60	1.22	56,769	3,639.0
46	Union City	49,867,725	0	19.25	0.00	66,869	3,473.0

	Jurisdiction	Land Area	Water Area	Land -	Water -	Total	Population
				Square	Square		
				Mile	Mile	Population	Density
47	Cotati	4,865,979	33,649	1.88	0.01	6,471	3,444.3
48	Sonoma	6,867,849	0	2.65	0.00	9,128	3,442.3
49	Fairfax	5,508,597	0	2.13	0.00	7,319	3,441.2
50	San Rafael	42,972,749	15,126,664	16.59	5.84	56,063	3,378.9
51	Windsor	17,465,693	0	6.74	0.00	22,744	3,372.7
52	Antioch	69,795,477	1,636,347	26.95	0.63	90,532	3,359.5
53	Richmond	77,645,274	58,532,249	29.98	22.60	99,216	3,309.5
54	Vacaville	70,146,261	0	27.08	0.00	88,625	3,272.3
55	Walnut Creek	51,562,398	29,572	19.91	0.01	64,296	3,229.6
56	Hayward	114,822,601	48,461,799	44.33	18.71	140,030	3,158.6
57	Livermore	61,961,956	6,914	23.92	0.00	73,345	3,065.8
58	Menlo Park	26,227,347	18,914,243	10.13	7.30	30,785	3,040.1
59	Newark	36,190,599	65,499	13.97	0.03	42,471	3,039.4
60	Pacifica	32,719,400	76,330	12.63	0.03	38,390	3,038.9
61	Hercules	16,778,537	30,616,173	6.48	11.82	19,488	3,008.2
62	Pleasanton	56,112,637	429,026	21.67	0.17	63,654	2,938.1
63	Martinez	31,730,013	3,108,901	12.25	1.20	35,866	2,927.6
64	Mill Valley	12,217,541	291,611	4.72	0.11	13,600	2,883.1
65	Morgan Hill	30,213,067	0	11.67	0.00	33,556	2,876.6
66	Corte Madera	8,202,796	3,219,057	3.17	1.24	9,100	2,873.3
67	Healdsburg	9,750,565	52,406	3.76	0.02	10,722	2,848.0
68	Clayton	10,212,751	0	3.94	0.00	10,762	2,729.3
69	Cloverdale	6,532,691	0	2.52	0.00	6,831	2,708.3
70	Los Gatos	27,744,526	261,597	10.71	0.10	28,592	2,669.1
71	Fremont	198,631,446	27,003,283	76.69	10.43	203,413	2,652.3
72	Gilroy	41,063,730	29,534	15.85	0.01	41,464	2,615.2
73	Fairfield	97,523,901	48,202	37.65	0.02	96,178	2,554.2
74	Palo Alto	61,314,245	5,075,116	23.67	1.96	58,598	2,475.3
75	Saratoga	31,352,095	0	12.11	0.00	29,843	2,465.3
76	Dixon	17,134,521	157,030	6.62	0.06	16,103	2,434.1
77	Dublin	32,599,560	19,791	12.59	0.01	29,973	2,381.3
78	American Canyon	10,690,153	0	4.13	0.00	9,774	2,368.0
79	Danville	46,860,685	0	18.09	0.00	41,715	2,305.6
80	Monte Sereno	4,178,942	0	1.61	0.00	3,483	2,158.7
81	Benicia	33,410,384	6,980,911	12.90	2.70	26,865	2,082.6
82	Oakley	32,160,750	261,944	12.42	0.10	25,619	2,063.2
83	Brentwood	30,157,812	37,404	11.64	0.01	23,302	2,001.2
84	Calistoga	6,729,753	0	2.60	0.00	5,190	1,997.4
85	Tiburon	11,720,878	22,486,990	4.53	8.68	8,666	1,914.9
86	Half Moon Bay	16,761,516	59,228	6.47	0.02	11,842	1,829.8
87	Yountville	4,217,385	0	1.63	0.00	2,916	1,790.8
88	Moraga	24,014,073	25,388	9.27	0.01	16,290	1,756.9
89	Hillsborough	16,124,910	0	6.23	0.00	10,825	1,738.7
90	Novato	71,754,547	1,436,192	27.70	0.55	47,630	1,719.2
91	Lafayette	39,378,394	542,627	15.20	0.21	23,908	1,572.5
92	Atherton	12,695,893	73,080	4.90	0.03	7,194	1,467.6
93	Ross	4,127,191	0	1.59	0.00	2,329	1,461.5
94	Orinda	32,601,074	94,757	12.59	0.04	17,599	1,398.2
95	St. Helena	12,200,866	62,747	4.71	0.02	5,950	1,263.1

	Jurisdiction	Land Area	Water Area	Land -	Water -	Total	Population
				Square	Square		
				Mile	Mile	Population	Density
96	Brisbane	8,597,339	44,572,990	3.32	17.21	3,597	1,083.6
97	Los Altos Hills	22,313,991	0	8.62	0.00	7,902	917.2
98	Rio Vista	17,490,242	936,914	6.75	0.36	4,571	676.9
99	Cóima	4,938,307	0	1.91	0.00	1,191	624.6
100	Portola Valley	23,707,769	5,456	9.15	0.00	4,462	487.5
101	Woodside	30,457,227	0	11.76	0.00	5,352	455.1
102	Buena Vista	183,133	0	0.07	0.00	1,704	24,099.1
103	Rollingwood	535,109	0	0.21	0.00	2,900	14,036.3
104	North Fair Oaks	3,024,475	0	1.17	0.00	15,440	13,221.9
105	Alum Rock	2,898,413	0	1.12	0.00	13,479	12,044.7
106	Cherryland	3,021,942	0	1.17	0.00	13,837	11,859.2
107	Burbank	1,154,937	0	0.45	0.00	5,239	11,748.6
108	Ashland	4,772,182	0	1.84	0.00	20,793	11,284.9
109	Seven Trees	448,153	0	0.17	0.00	1,666	9,628.2
110	Broadmoor	1,158,736	0	0.45	0.00	4,026	8,998.9
111	Sunol-Midtown	221,105	0	0.09	0.00	748	8,762.0
112	Mountain View	732,274	0	0.28	0.00	2,468	8,729.1
113	San Lorenzo	7,185,206	19,878	2.77	0.01	21,898	7,893.4
114	Bayview-Montalvin	1,652,043	483,460	0.64	0.19	5,004	7,845.0
115	Waldon	1,714,097	0	0.66	0.00	5,133	7,755.9
116	West Menlo Park	1,287,586	0	0.50	0.00	3,629	7,299.8
117	Tara Hills	2,025,084	0	0.78	0.00	5,332	6,819.4
118	Fetters Hot Springs-A	991,013	0	0.38	0.00	2,505	6,546.8
119	Boyes Hot Springs	2,727,088	0	1.05	0.00	6,665	6,329.9
120	Roseland	2,734,347	12,900	1.06	0.00	6,369	6,032.8
121	East Richmond Heights	1,466,100	0	0.57	0.00	3,357	5,930.4
122	Cambrian Park	1,585,522	0	0.61	0.00	3,258	5,322.0
123	Clyde	363,564	0	0.14	0.00	694	4,944.0
124	Pacheco	1,891,116	0	0.73	0.00	3,562	4,878.4
125	Stanford	7,110,747	94,497	2.75	0.04	13,315	4,849.8
126	Kensington	2,971,779	16,145	1.15	0.01	4,936	4,301.9
127	Castro Valley	37,361,743	828,821	14.43	0.32	57,292	3,971.6
128	El Sobrante	8,032,540	0	3.10	0.00	12,260	3,953.1
129	Strawberry	3,519,518	39,493	1.36	0.02	5,302	3,901.7
130	East Foothills	5,949,414	0	2.30	0.00	8,133	3,540.6
131	El Verano	2,955,158	0	1.14	0.00	3,954	3,465.4
132	Fairview	7,169,111	71,855	2.77	0.03	9,470	3,421.2
133	Fruitdale	688,894	0	0.27	0.00	895	3,364.9
134	Emerald Lake Hills	3,048,948	17,540	1.18	0.01	3,899	3,312.1
135	Eldridge	1,653,269	0	0.64	0.00	1,534	2,403.1
136	Highlands-Baywood F	4,659,591	0	1.80	0.00	4,210	2,340.1
137	Bay Point	24,058,500	0	9.29	0.00	21,534	2,318.2
138	Tamalpais-Homestead	12,904,205	32,271	4.98	0.01	10,691	2,145.8
139	Kentfield	7,760,866	13,217	3.00	0.01	6,351	2,119.5
140	Loyola	4,495,162	0	1.74	0.00	3,478	2,003.9
141	Larkfield-Wikiup	11,788,868	0	4.55	0.00	7,479	1,643.1
142	Rodeo	19,078,935	7,961	7.37	0.00	8,717	1,183.3
143	Graton	4,045,225	0	1.56	0.00	1,815	1,162.1
144	Santa Venetia	9,739,231	31,095	3.76	0.01	4,298	1,143.0

	Jurisdiction	Land Area	Water Area	Land -	Water -	Total	Population
				Square	Square		
				Mile	Mile	Population	Density
145	Lucas Valley-Marinwe	14,515,303	0	5.60	0.00	6,357	1,134.3
146	Discovery Bay	20,918,870	2,745,770	8.08	1.06	8,981	1,111.9
147	Moss Beach	4,630,000	0	1.79	0.00	1,953	1,092.5
148	Blackhawk-Camino T	24,120,826	47,661	9.31	0.02	10,048	1,078.9
149	El Granada	13,949,895	7,658	5.39	0.00	5,724	1,062.7
150	Diablo	2,517,167	0	0.97	0.00	988	1,016.6
151	Temelec	4,385,042	0	1.69	0.00	1,556	919.0
152	Bolinas	3,583,157	0	1.38	0.00	1,246	900.6
153	San Martin	14,294,904	0	5.52	0.00	4,230	766.4
154	Woodacre	4,724,719	0	1.82	0.00	1,393	763.6
155	Alamo	53,285,418	8,421	20.57	0.00	15,626	759.5
156	Monte Rio	3,794,799	148,886	1.47	0.06	1,104	753.5
157	Montara	10,173,674	0	3.93	0.00	2,950	751.0
158	Guerneville	8,508,537	412,068	3.29	0.16	2,441	743.0
159	Stinson Beach	2,733,160	47,863	1.06	0.02	751	711.7
160	Vine Hill	12,104,823	0	4.67	0.00	3,260	697.5
161	Tomales	812,447	0	0.31	0.00	210	669.5
162	Angwin	12,669,243	0	4.89	0.00	3,148	643.5
163	Crockett	13,034,048	0	5.03	0.00	3,194	634.7
164	Black Point-Green Po	4,778,433	3,213	1.84	0.00	1,143	619.5
165	Muir Beach	1,280,315	0	0.49	0.00	295	596.8
166	Forestville	10,616,458	0	4.10	0.00	2,370	578.2
167	Lexington Hills	11,553,043	119,754	4.46	0.05	2,454	550.1
168	Glen Ellen	5,428,649	8,904	2.10	0.00	992	473.3
169	Bethel Island	13,322,404	0	5.14	0.00	2,312	449.5
170	Lagunitas-Forest Knol	11,039,617	0	4.26	0.00	1,835	430.5
171	Elmira	1,402,903	0	0.54	0.00	205	378.5
172	Byron	6,588,766	0	2.54	0.00	916	360.1
173	Port Costa	1,756,185	0	0.68	0.00	232	342.1
174	San Geronimo	3,928,732	0	1.52	0.00	436	287.4
175	Occidental	12,908,364	0	4.98	0.00	1,272	255.2
176	Deer Park	14,818,604	0	5.72	0.00	1,433	250.5
177	Inverness	15,467,472	1,126,913	5.97	0.44	1,421	237.9
178	Point Reyes Station	9,412,056	0	3.63	0.00	818	225.1
179	Green Valley	21,454,707	0	8.28	0.00	1,859	224.4
180	Knightesen	12,987,361	0	5.01	0.00	861	171.7
181	Bodega Bay	21,716,216	0	8.38	0.00	1,423	169.7
182	Dillon Beach	7,694,646	0	2.97	0.00	319	107.4
183	Sunol	84,986,879	28,764	32.81	0.01	1,332	40.6

Monta Loma Neighborhood HP Site Use Survey
E-Mail Transmitting Survey to City and Neighborhood—January 26, 2005

Neighbors,

In an e-mail dated 1/24/2005 (included below) Lynn timerelena of the Mountain View City Staff has requested that tabulated results of the survey conducted in December 2004 be delivered to the City Clerk. Packets containing copies of the individual survey responses and comments were provided to the City Staff and Council Members prior to the January 18 City Council meeting.

I collected the surveys and tabulated them as they came in. I believe we have a responsibility to honor the City's request. Therefore, by this e-mail I am notifying Lynn timerelena that I intend to deliver a hardcopy of the tabulated results to her and the City Clerk. These results will be given to City Council members so that they will have an opportunity to review them prior to their February 8 City Council meeting.

The tabulated results are presented below.

Please keep the following in mind as you review the tabulated results:

1. The intent of the survey was to allow Monta Loma residents to provide input to the City about which HP site use alternatives recommended by the EPC should be considered as the City moves ahead with the site study and Environmental Impact Report (EIR).
2. After the original surveys were printed, that represented preliminary EPC recommendations, the EPC held a meeting in which they altered their recommendations. The survey included one alternative, Multi-Family Focus: 670-810 housing units, which was dropped from recommendation by the EPC. As you know, just prior to distribution of the survey we added an attachment to include two additional alternatives the EPC decided to add to their recommendations: Pure Open Space and Mixed Use. In their meeting the EPC decided to drop making any recommendations about street alignments, traffic calming devices or park layout, choosing to defer consideration for these to a later date. Since the surveys had already been printed, these questions were left in the survey.
3. The EPC recommendations and the survey did not specifically include the Toll Brothers proposal and the No Re-Zone alternatives because it was known that these alternatives would be studied.
4. The survey with its hastily attached "NEWS FLASH" should not be considered as anything more than an attempt to get the pulse of the neighborhood on the recommendations about HP site use alternatives that should be passed on to the City Council for further study and EIR consideration.

If you would like to submit comments about the survey or the tabulated results, please send your e-mail to Lynn timerelena at lynnie.melena@ci.mtnview.ca.us.

Chuck Henderson

Notes on the methodology used to tabulate the Monta Loma Neighborhood HP site use survey of December 2004.

1. There were 133 surveys returned including 4 blank out of the approximately 1,100 homes in the neighborhood.
2. Question #1 asked respondents to circle two alternatives that should be studied in the HP site EIR. The choices were
 - A Single-Family Focus: 240-290 units
 - B Single-Family Transitioning to Multi-Family: 465-525 units
 - C Multi-Family Focus: 670-810 units

These are in addition to the developers, Toll Brothers, proposed project and retaining the existing land use.

Following the 12/1/2004 EPC meeting the EPC added two other alternatives that were added to the survey by an attachment.

- D Pure Open Space Use
- E Mixed use with residential density of approximately B plus commercial

This was followed by:

"If you prefer alternatives D and/or E, please write them in the space provided in question 2"

Question #2 said "Please list other alternatives you would like to see studied"

On the attachment respondents were given the chance to:

"Check here if you wish to endorse the EPC recommendations rather than answer questions 1-5". There were 30 surveys with this checked.

Of these 30 surveys there were 11 instances where a respondent marked BOTH the "Check here if you wish to endorse the EPC recommendation AND circled one or more of A, B, or C in question #1 and/or wrote in D and/or E in question #2

In tabulating those 11 responses, if a respondent checked "Check here if you wish to endorse the EPC recommendations", that condition was assumed to override any alternatives circled in question #1 or listed choices written in for question #2. Since the EPC's recommendation was for A, B, D, and E, those were the choices tallied for that respondent.

If all 11 of these responses were to be considered erroneously tabulated there would be a margin of error of approximately 8.5% for this tally item.

3. In question #3 there was 6 respondents who checked "Check here if you wish to endorse the EPC recommendations that also circled alternative A which is contrary to the EPC recommendation. In tabulating these 6 responses the letter "A" circled was assumed to override their choice to follow the EPC recommendation.

If all 6 of these responses were to be considered erroneously tabulated there would be a margin of error of approximately 4.6% for this tally item.
4. In question #4 there was no respondents who circled a letter which was contrary to their choice to endorse the EPC recommendation.
5. In question #5 there was no respondents who circled a letter which was contrary to their choice to endorse the EPC recommendation.

Submitted by: Chuck Henderson
650-969-9947

Written Comments	51	39.8%
Alternatives (Questions 1 & 2)		
A - Single-Family Focus (9-11 units/acre)	103	79.8%
D - Pure Open Space	97	75.2%
B - Single-Family Trans. to Multi-Family (17-19/acre)	76	58.9%
E - Mixed Use (17-19/acre)	61	47.3%
C - Multi-Family Focus (25-30/acre)	6	4.7%
City's Study In Preparing EIR (Q 3)		
A - Study all alternatives equally	79	61.2%
B - Study with a focus on the developers proposal	40	31.0%
Review Process (Q 4)		
A - Sequential	106	82.2%
B - Concurrent	12	9.3%
Should Process Include Fiscal Study (Q 5)		
Yes	105	81.4%
No	18	14.0%
Street Alignments (Q 6)		
C - Leave existing roads as they are	64	49.6%
A - Nita curves south & intersects w/ ext. Whitney	32	24.8%
B - Move Nita & San Antonio south 50 feet	12	9.3%
Traffic Calming Devices (Q 7)		
B - Curved streets	62	48.1%
A - Traffic circles	36	27.9%
C - Humps or bumps	32	24.8%
D - No Preference	10	7.8%
Park Layout (Q 8)		
C - One large centrally located park	59	45.7%
A - Two long rectangular parks	29	22.5%
B - Two square parks	21	16.3%

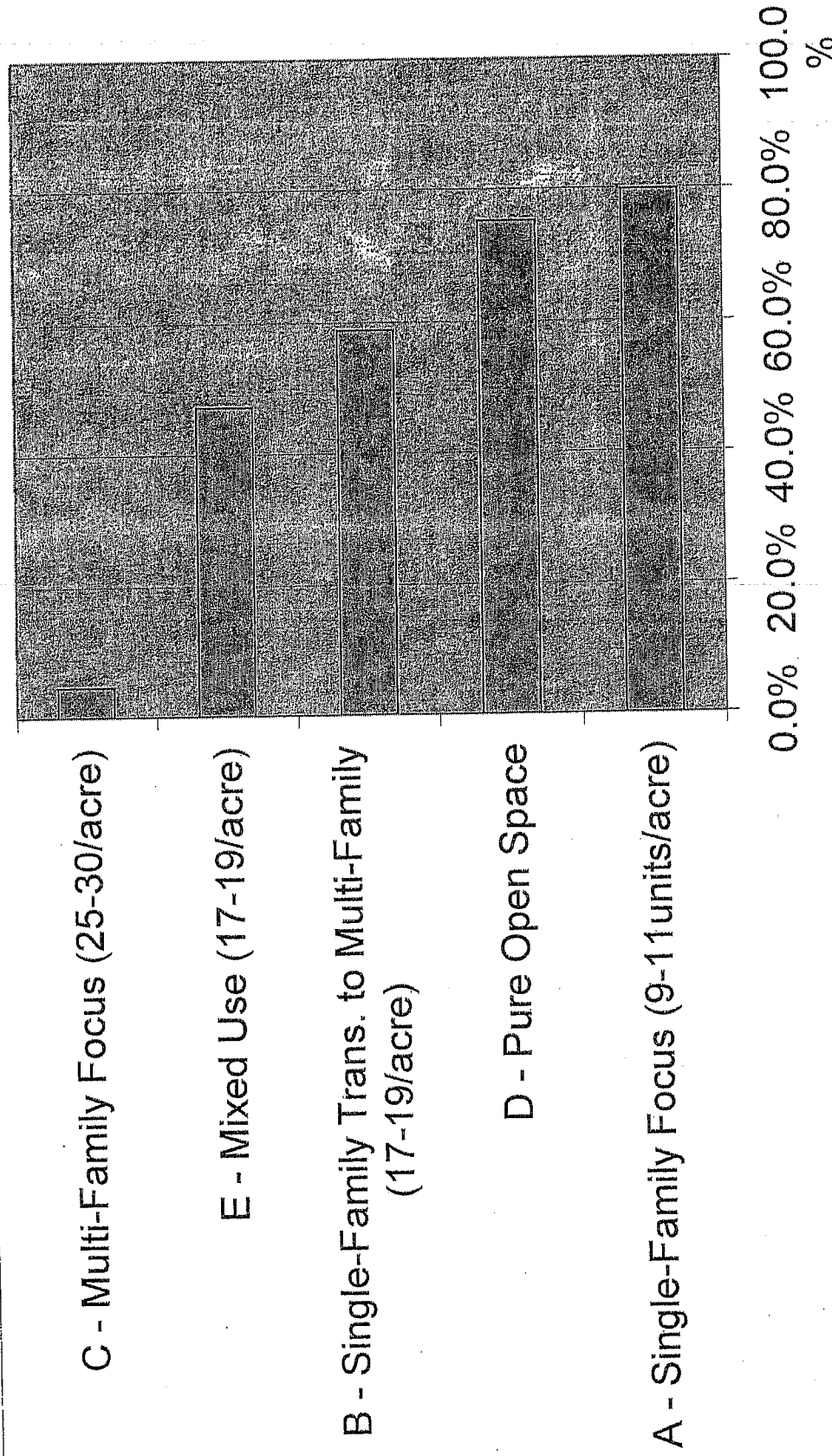
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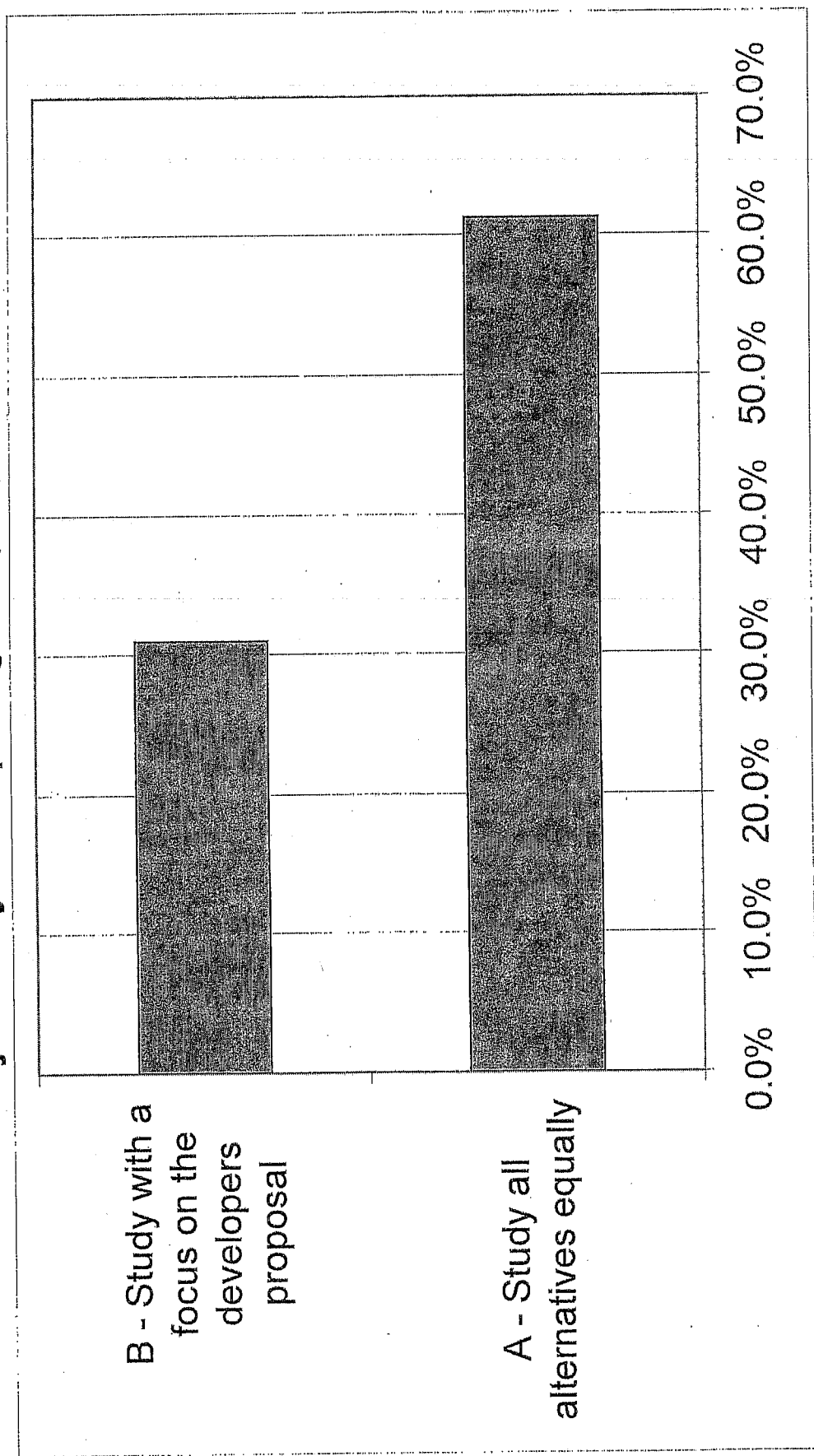
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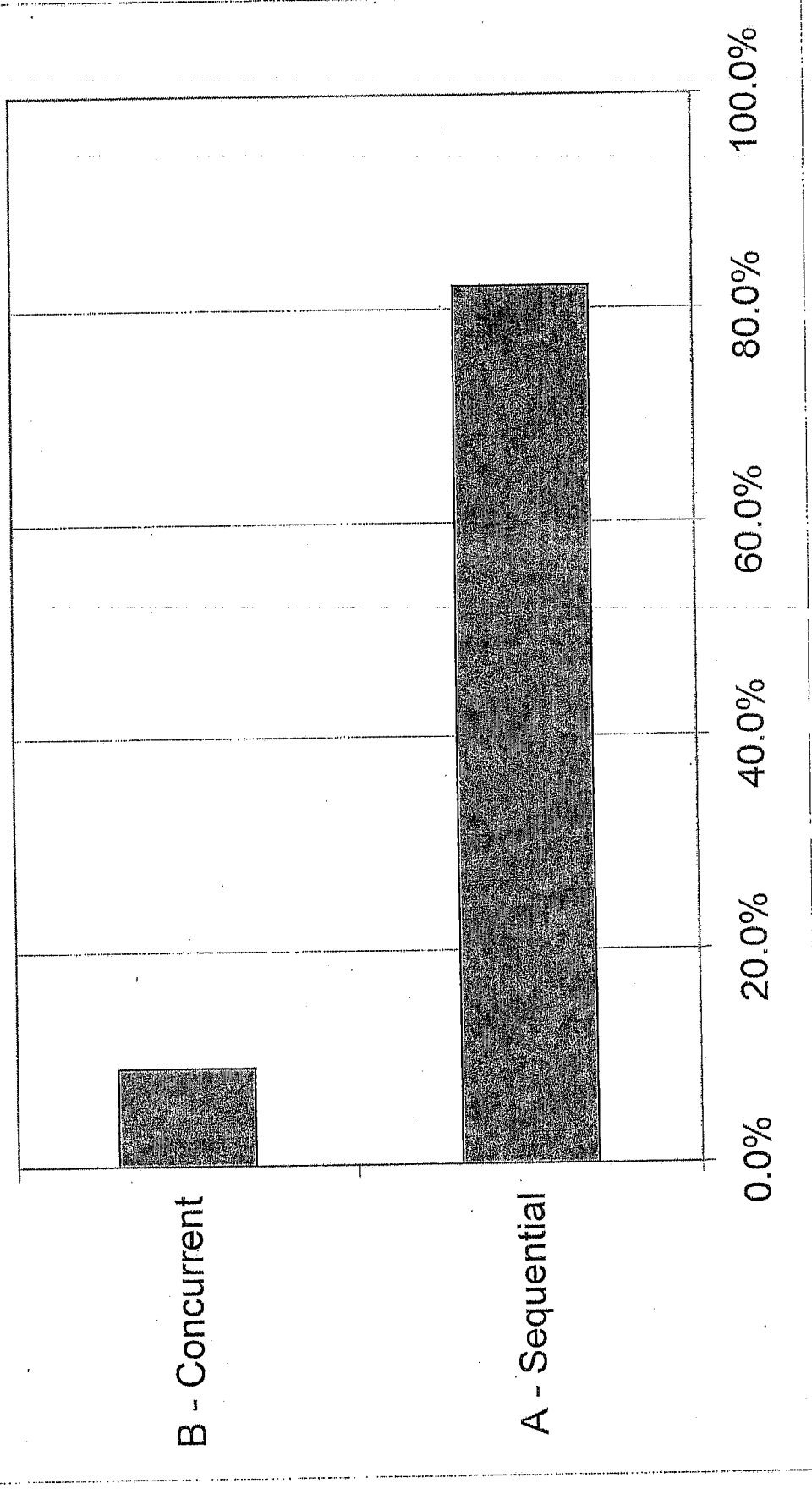
Alternatives To Be Studied In Addition To No Rezone & Toll Bros. Proposal (Questions 1 & 2)



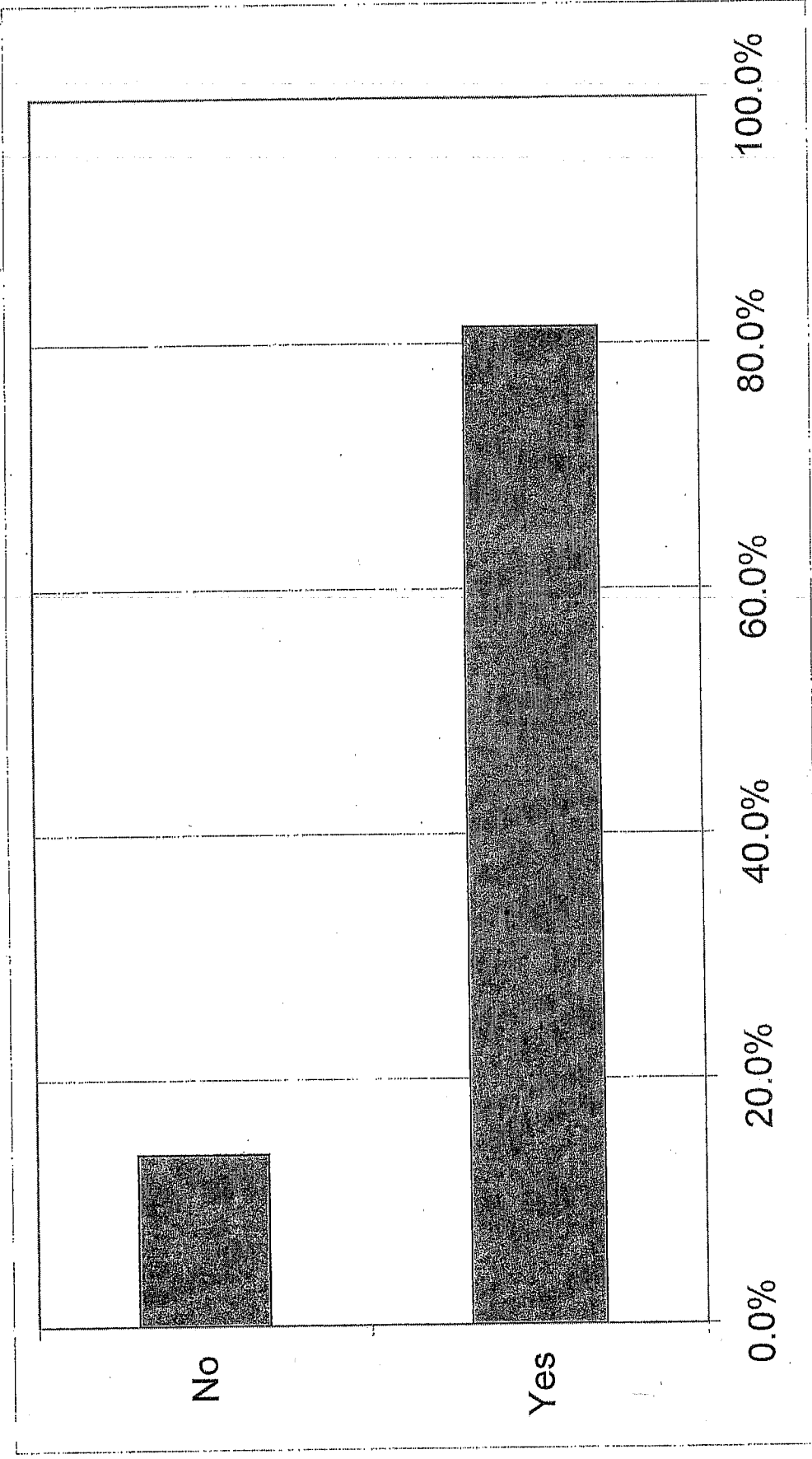
City's Study In Preparing EIR (Q 3)



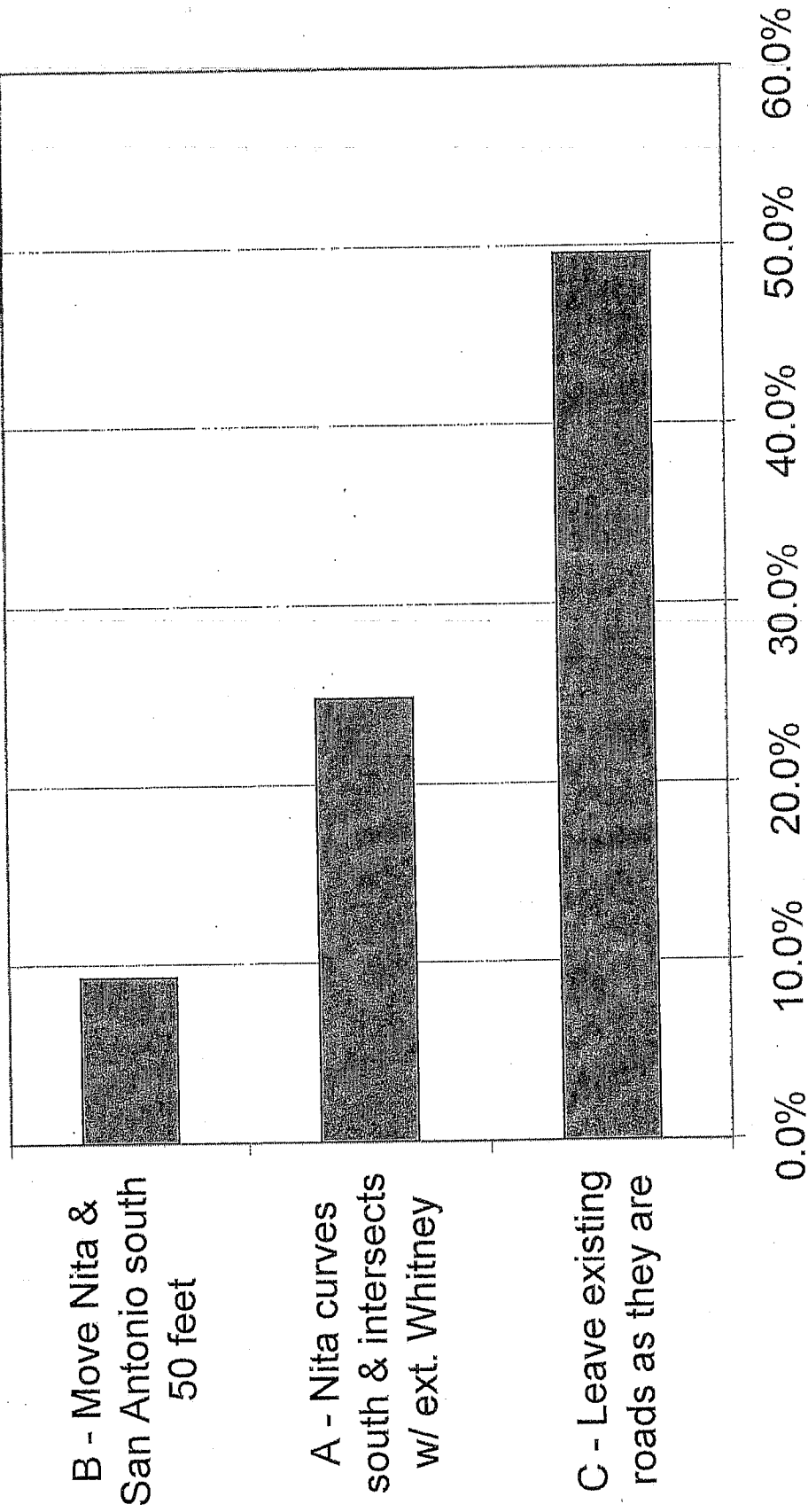
Review Process (Q 4)



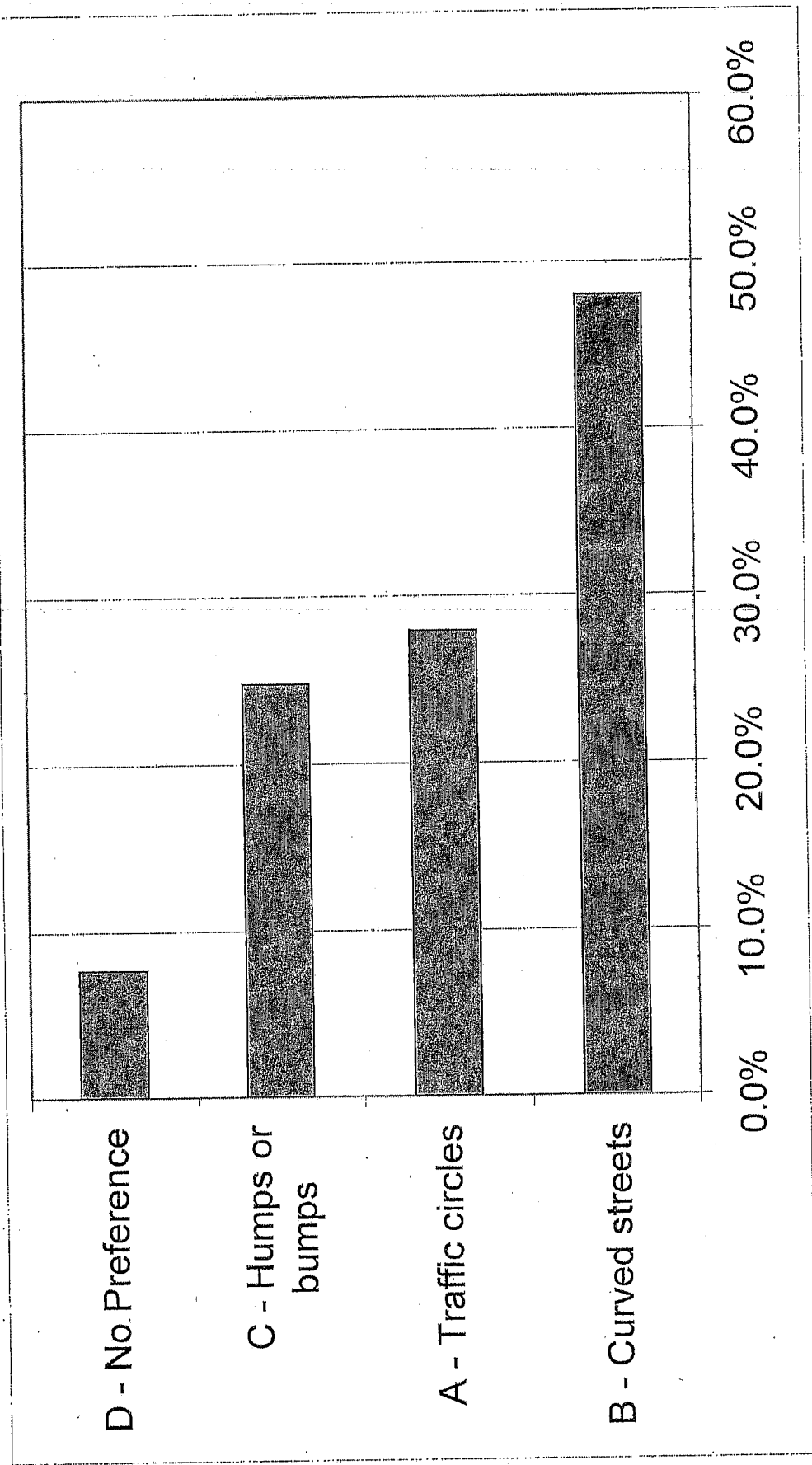
Should Process Include Fiscal Study (Q 5)



Street Alignments (Q 6)



Traffic Calming Devices (Q 7)



Park Layout (Q 8)

